

ADU Policies in Nearby Cities

Minimum Lot Size to Add ADU Required by Cities in Santa Clara County

City	Min Lot Size (Sq. Ft.)	Notes
San Jose	5,445 – 5 acre	Varying by zoning district/Different unit size based on lot size
Los Gatos	5,000 – 30,000	Only conforming lots
Morgan Hill	6,000 – 5 acre	Varying by zoning district
Santa Clara	7,000	Proposing 6,000 Sq. Ft.
Monte Sereno	8,000	
Saratoga	9,000	Or 90% of the min. conforming lot size
Campbell	10,000	
Los Altos	10,000	
Los Altos Hills	1 acre	

Owner Occupancy in Other Cities in Santa Clara County

8 Cities do not require owner occupancy:

Cupertino, Gilroy, Los Gatos, Los Altos Hills, Morgan Hill, Mountain View, San Jose, Santa Clara

7 Cities require owner occupancy:

Campbell, Los Altos, Milpitas, Monte Sereno, Palo Alto, Saratoga, Sunnyvale

4 Cities require deed restriction:

Campbell, Los Altos, Palo Alto , Sunnyvale