



Planning



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ACCESSORY LIVING UNITS (GRANNY UNITS)

An accessory living unit (also known as granny flats, in-law quarters and secondary dwelling units) is a one-bedroom unit that provides independent living accommodations for one or more persons. It can be "attached" (structurally connected to a single-family residence by a minimum ten foot long common load bearing wall) or "detached" (a separate structure from the main house or not attached to the main residence).

Accessory living units are allowed in R-0, R-1 and R-2 zoning districts and in DSP residential sub-districts. The following shows the minimum lot size requirements for accessory living units.

R-0 - 9,000 sq. ft. min.
 R-1 - 9,000 sq. ft. mn.
 R-2 - 5,000 sq. ft. min.
 DSP 8,9,10,11 and 12 - 5,000 sq. ft.

REVEIW PROCESS

[Miscellaneous Plan Permit](#) is required.

DEVELOPMENT REQUIREMENTS

- Maximum unit size is 700 square feet.
- The accessory living unit may contain only one bedroom.
- Detached accessory living units may not be located in front of the main residence.
- The primary residence or the accessory living unit must be occupied by at least one property owner for a minimum of 20 years.
- At least one parking space must be provided on-site for the accessory living unit in addition to the two covered and two uncovered parking spaces required for the primary dwelling.
- Lots located in the R-2 Zoning District and DSP must provide a total of 1,000 sq. ft. of usable open space.
- The design of an accessory living unit will be reviewed to ensure it matches the design of the

main residence.

- The entrance or stairway to an accessory living unit may not be located on any building side facing a street.
- No more than one accessory living unit may be located on any lot.
- Conversion of covered parking (garage or carport) to an accessory living unit is not allowed unless covered parking can be provided elsewhere on the site and all applicable zoning ordinance requirements can be met.
- Mobile homes and trailers may not be erected as an accessory living unit.
- All other applicable municipal code requirements must be met including, but not limited to: landscaping, irrigation, open space, setbacks, lot coverage, building height and solar access.
- Fire sprinklers may be required for new accessory living units.

ADDITIONAL PERMITS

If your application for an accessory living unit is approved, you will need to obtain a building permit from the [Building Safety Division](#).

QUESTIONS?

Call or visit the [One-Stop Permit Center](#) at City Hall. Planners are available to assist you between the hours of 8 a.m. to 12 p.m. and 1 p.m. to 5 p.m.

This handout is intended to be a general description of accessory living units. For specific information, consult [Sunnyvale Municipal Code Section 19.68.040](#).