

## Cupertino City Accessory Dwelling Units (ADU):

Due to newer Cupertino regulations the property may contain up to 3 ADU. Although 3 is permitted, 1 or 2 make better sense. ADU is a small secondary residence that is legally on the property. You may sell it; you may keep it for family or you may rent it.

Recent rental listings in Cupertino for new 600 sq. ft. furnished ADU's near Bollinger/DeAnza have been observed at \$3,000/ month. This brand new ADU is a half a block from us and was \$4,000/month summer 2024. It is visible from the street. The complete house was recently constructed.



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**\$4,000/mo** 2 bd 2 ba 800 sqft

10153 Byrne Ave, Cupertino, CA 95014

House for rent

Two of these is **about \$100,000 a year income for you.**

If you don't know if you want ADU's now be sure to leave space for where they could be in your design for later. Suggested is to detach your garage and place it towards the front and leave space between it and your large principal residence. There are many options.

Cupertino and Santa Clara County have information on ADU's. [Click here Residential-Planning/Accessory-Dwelling-Units](#)

[Click here Santa Clara ADU](#) (we follow Cupertino regulations not Santa Clara County)

Due to new Cupertino regulations the ADU's may now be 2-story. You may have your kitchen, living, dining, office downstairs and bedrooms upstairs if you like. Smaller footprint, more windows and light.

One may add up to 800 sq ft ADU(s) at rear and/or front of property as a detached structure **irrespective of main house size**. If you build a larger ADU the square footage counts in the FAR. The ADU(s) could be directly behind the garage or a free-standing building in the rear yard. The rear ADU could be added later. You can do this for up to three ADU's. You may place two ADU's with a common wall (side to side) each a two-story residence or you could have one above the other each a single story.

Or

You can place one ADU on top of your garage and a second 2-story ADU directly behind and then a garden courtyard and then your large principal residence with private side and rear yard.

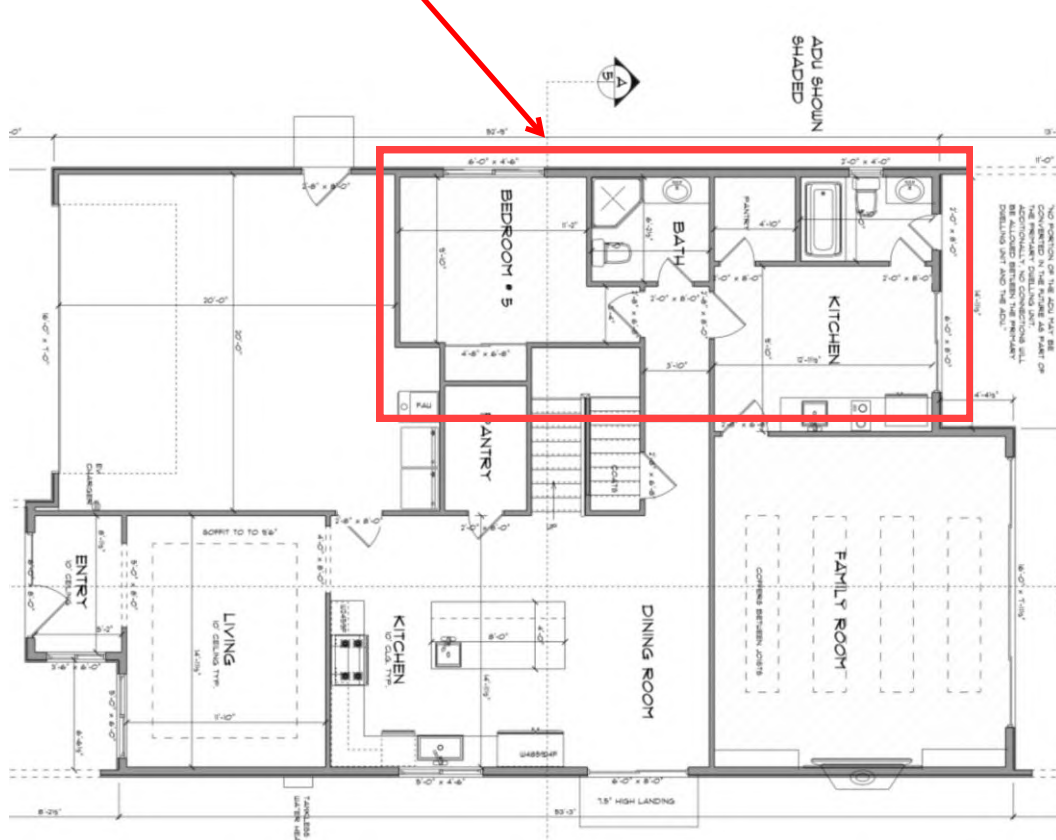
Or

One add up to 1,200 sq. ft. ADU at front of property attached or detached and subject to size restriction ratios i.e. from the allowed 4,200+- sq ft max allowance. You can then combine this with 800 sf. ft. ADU's. There are many options.

Here is an example of *detached* ADU in rear yard of newer Cupertino house in Garden Gate area: [Click free standing ADU](#) for the architectural drawings. Note this is similar to what developers/sellers of 21911 Dolores are offering. Except this house is on a corner so the ADU residents don't have to walk through your side yard to access it. Our very deep lot allows for ADU's in the front and your privacy in the rear. Few lots in Cupertino allow for this.



Here is an example of *attached* ADU in main structure of Cupertino house adjacent to the family room and kitchen. [Click ADU in rear of house](#) built in Rancho Riconada. This area typically has smaller lots of 5,000-6,000 sq. ft. and simply cannot install a *detached* ADU.



**10467 Glencoe Dr.** recently sold for \$5.35 million and includes an ADU attached to the kitchen at the rear of the property. It's similar to above. It's a 10,000 sq. ft. lot and it appears they did not have sufficient space for a single detached ADU. We do. We have room for 2 *detached* ADU's (maybe 3?). All the new houses at "The Meridian" on McCellan for sale in 2025 have *attached* design. However 21851 Almaden form factor does not require this undesirable design.

With squarish lots we are seeing *attached* ADU's incorporated into a significant portion of new construction. With a very deep lot this problem does not exist. There are not many lots in Cupertino like 21851 Almaden. Each of your residences receives lots of sunlight through its windows from sunrise to sunset. Only a very long lot oriented in our direction can provide this.

Disclaimer: Examples are suggestive only. No entitlements are warranted for this property. Buyer shall be solely responsible to verify with Cupertino Planning. Owner's personal opinion is not warranted. Data may contain errors.