



**ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ADUs
 ON LOTS WITH SINGLE-FAMILY DWELLINGS**

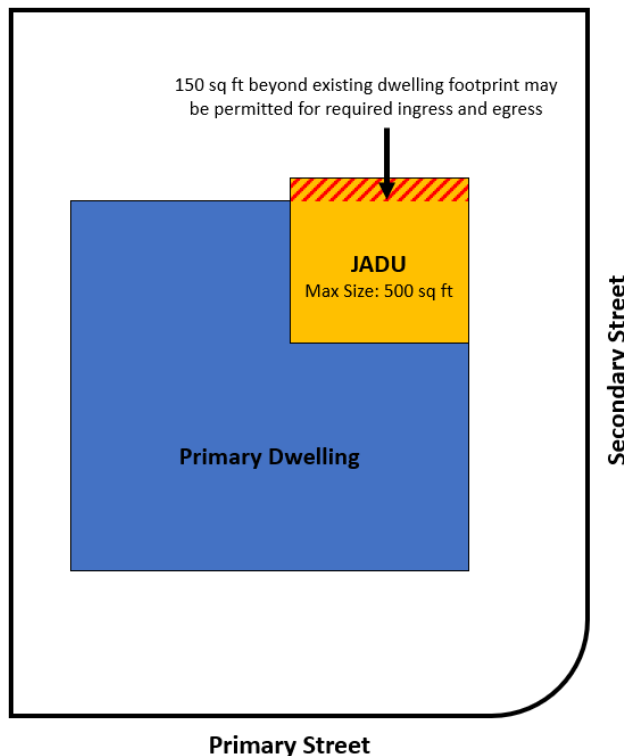
As prescribed in the Marina Municipal Code ([MMC Chapter 17.42.040](#)), ADUs and JADUs are permitted in any zoning district where single-family or multifamily dwellings are a permitted or conditionally permitted land use. ADUs and JADUs are allowed by right with a Building Permit and require a zoning completeness check prior to issuance of the permit.

GENERAL INFORMATION

- ADUs and JADUs are subject to the same requirements that apply to primary dwellings in the applicable zoning district, except as specified in [MMC Chapter 17.42.040](#).
- No more than one ADU and one JADU may be permitted on a single lot with a single-family dwelling.
- ADUs may be within, attached to, or detached from the primary dwelling.
- JADUs are subject to [California Government Code Section 65852.22](#) and must be constructed within the walls of the proposed or existing primary dwelling.

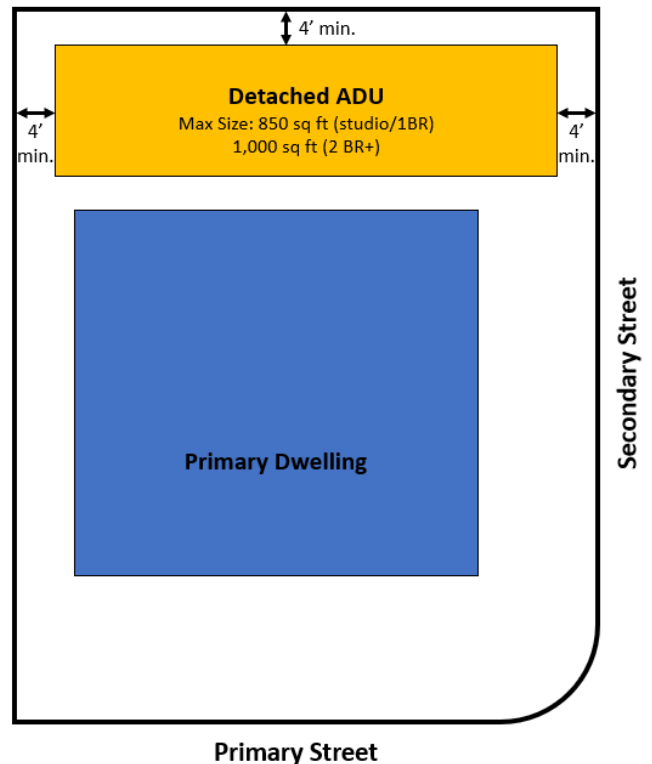
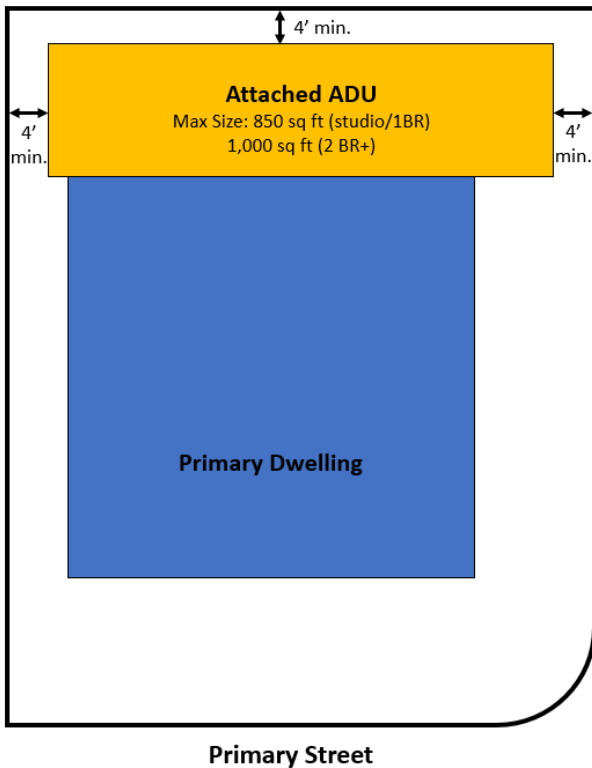
JADU DEVELOPMENT STANDARDS

- Maximum Size: 500 square feet
- Conversion from Primary Dwelling: JADUs must be constructed within the existing walls of a single-family dwelling. An expansion of up to 150 square feet beyond the existing physical dimensions of the primary dwelling may be permitted to accommodate required ingress and egress.
- Impact Fees: JADUs are not subject to impact fees.
- On-site Parking: No on-site parking is required for JADUs.



ADU DEVELOPMENT STANDARDS

- Maximum Size:**
 - **Studio/1 BR ADU:** 850 square feet. ADUs that do not conform to subsections [17.42.040\(A\)\(3\)\(d\)\(i\)](#) and [\(A\)\(3\)\(f\)\(iii\)](#) are limited to 800 square feet.
 - **2 BR+:** 1,000 square feet.
 - **Conversion from Primary Dwelling:** An expansion of up to 150 square feet beyond the existing physical dimensions of the primary dwelling may be permitted to accommodate required ingress and egress.
- Minimum Rear and Side Setbacks:** 4 feet. If the proposed ADU is located within 5 feet from any property lines, a land survey map is required and shall be included in the ADU application materials.
- Maximum Height:**
 - **Detached:** One story and 16 feet for a newly constructed ADU
 - **Attached:** 16 feet. The ADU may be up to 24 feet in height if it is constructed on a vacant lot in conjunction with a newly constructed primary single-family dwelling located on the same lot where the first story of the ADU includes parking for the unit and access to that parking is provided from the street with an unobstructed driveway or alleyway access of at least 12 feet in width.
- Parking:** One on-site parking space required for each ADU per unit or bedroom, whichever is less. The parking requirement may be waived if the ADU meets [MMC Chapter 17.42.040\(A\)\(3\)\(g\)\(v\)](#).



OTHER ADU AND JADU DESIGN CONSIDERATIONS

- Efficiency Kitchen:** Each ADU and JADU must contain, at minimum, an efficiency kitchen, which includes a sink, cooking facilities with appliances, food preparation counter, and storage areas.
- Address Assignment:** A new address will be assigned to all ADUs prior to issuance of a building permit. Generally, the new address assigned to the ADU will be the property address + UNIT A. Posting of the ADU's address number, as specified by the Department of Public Works, is required prior to final occupancy of the unit.
- Impact Fees:**
 - ADUs and JADUs may be subject to school impact fees. Contact the Monterey Peninsula Unified School District to determine school impact fees.
 - For ADUs that are over 750 square feet, Transportation Agency for Monterey County impact fees are required proportionate to the main dwelling.
- Fire Resistive Requirements:** When the exterior walls of a proposed residential building, detached garage, ADU, or accessory building to an R-1 dwelling project (new or remodel) is located in close proximity to a property line, additional fire resistive construction may be required.
- Fire Sprinklers:** A detached ADU is required to have fire sprinklers only if the primary residence is required to have fire sprinklers. If an attached ADU, including any additions to the existing house, will be greater than 750 square feet, the entire house and the ADU are required to be protected with a fire sprinkler system.
- Fire Hydrant Proximity:** If no fire hydrant is located within 600 feet to exterior walls of the ADU, additional fire safety measures such as installation of a new fire hydrant may apply.
- Fire Hydrant Water Flow:** The closest fire hydrant shall have a minimum water flow of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi). If the flow is other than 1,000 gpm at 20 psi, Fire Department staff will review flow data and determine if additional fire safety measures are required.