



ACCESSORY DWELLING UNITS (ADUs) ON LOTS WITH MULTIFAMILY DWELLINGS

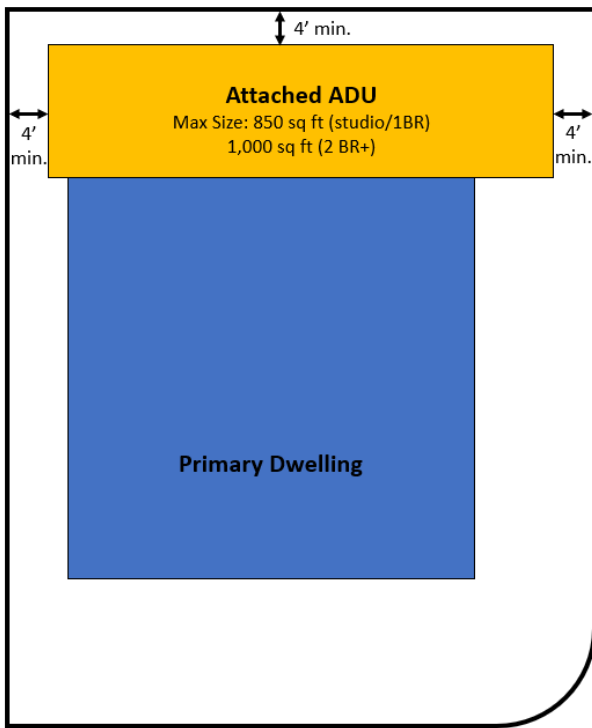
As prescribed in the Marina Municipal Code ([MMC Chapter 17.42.040](#)), ADUs are permitted in any zoning district where single-family or multifamily dwellings are a permitted or conditionally permitted land use. ADUs are allowed by right with a Building Permit and require a zoning completeness check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

GENERAL INFORMATION

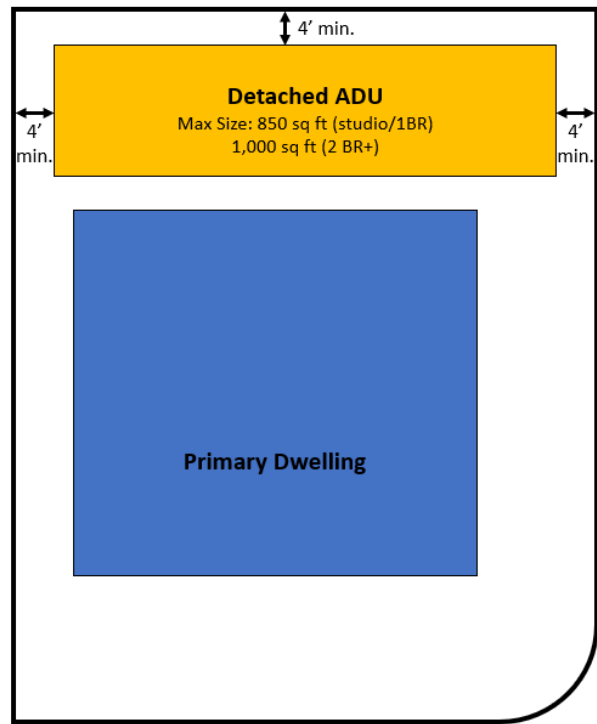
- ADUs are subject to the same requirements that apply to primary dwellings in the applicable zoning district, except as specified in [MMC Chapter 17.42.040](#).
- No more than two (2) detached ADUs may be permitted on lots with existing multifamily dwellings.
- At least one attached or internal ADU may be permitted on lots with existing multifamily dwellings, and the number of attached or internal ADUs may equal 25% of the existing multifamily dwelling units.
- ADUs may include portions of dwelling structures that are not currently used as livable space, including storage rooms, boiler rooms, passageways, attics, basements, or garages. All permitted ADUs must comply with California Building Code.

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. ADUs created from existing structures are not subject to height limitations
- 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\(A\)\(3\)\(g\)\(v\)](#).



Primary Street



Primary Street

OTHER ADU DESIGN CONSIDERATIONS

- Efficiency Kitchen:** Each ADU 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 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, impact fees for the Transportation Agency of Monterey County are required proportionate to the main dwelling.
- Fire Sprinklers:** A detached ADU is required to have fire sprinklers if the primary multifamily dwelling structure 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 dwelling structure 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.