What is an ADU (Accessory Dwelling Unit)?

An ADU is an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons.
An ADU shall include permanent provisions for:
- Living
- Sleeping
- Eating
- Cooking
- Sanitation

A detached ADU can be up to 1,200 square feet. An attached ADU can be a maximum of 800 square feet or 50% of the size of principal dwelling (if over 1,600 square feet).

What is a JADU (Junior Accessory Dwelling Unit)?

A JADU is a dwelling unit that is no more than 500 square feet in size and contained entirely within the living area or attached garage. A JADU unit may include a separate kitchen and bathroom or may share kitchen and bathroom facilities with the principal dwelling unit.

If you have additional questions, please contact our ADU hotline at (831) 758-7208 or email aduinquiry@ci.salinas.ca.us and we will gladly assist you. The city will not inspect your property or look for code violations, if you inquire about building a second unit.

For more information Please Contact:
City of Salinas Permit Center
65 West Alisal St. Salinas, CA 93901
(831) 758-7251
ADU Hotline:
(831) 758-7208 or email aduinquiry@ci.salinas.ca.us

ADU Power Point
ADU Video
ADU Webpage

Talk to a Planner if you have any questions about ADU’s
Call 831-758-7208

Hire an experienced building designer, engineer or an architect to help draft your plans and bring your ADU vision a reality!

Submit building permit application and plans to the our Paperless Permit Portal on the Permit Center Website

Plans are processed and plans are checked for compliance *depending on completeness, various rounds of revisions may be needed. A Deed Restriction is required to be executed by Property Owners

Building Permit issued (Process takes about 3 months)
| **ADU Development Standards** | **Attached:** The floor area of an attached, new construction ADU can be a maximum of 800 square feet or 50% of the size existing primary dwelling unit if its above 1,600 square feet.  
- No owner occupancy requirements  
- ADU must have a separate entrance.  
**Detached:** A new construction detached ADU can be up to 1,200 square feet.  
- ADUs must not connect to the principal dwelling unit and must provide separate laundry, kitchen, bathroom and sleeping facilities and a separate entrance.  
- No owner occupancy requirements |
| **JADU Development Standards** | JADUs shall not exceed 500 square feet and must be within the walls of an existing or proposed principal dwelling unit, including attached garage.  
- JADUs can share a bathroom, laundry, water heater and heating system with the principal dwelling unit, but require a separate entrance and an efficiency kitchen.  
- The property owner is required to reside in the principal dwelling unit or the JADU. |
| **Setbacks and Height** | **Residential Low Density (R-L-5.5) and Residential Medium Density (R-M-3.6)**  
- ADUs are required to be 4-feet from the side and rear yard property lines, and 6-feet from other structures.  
**Residential Medium Density (R-M-2.9) and Residential High Density (R-H-1.8 AND R-H-2.1)**  
- ADUs are required to be 4-feet from the side and rear yard property lines and 10-feet from other structures.  
**Height:** Height limit varies depending on your location.  
**Consult with a Planner to figure out your zoning and height limit.** |
| **Permit Cost and Additional Fees** | The first step to determine the cost of your permit is to find out the job valuation. Permit fees are based on job valuation.  
**Job Valuation:** Includes cost of labor and materials, even if work is completed as owner builder. For a more accurate building valuation, use the Valuation Data Table in the City fee schedule available online.  
**Example Building Permit Fees:**  
- Garage conversion fee usually cost between $2,500-$3,000  
- 1,200 SF detached ADU Fee cost between $7,500 - $8,000  
- Fee holiday – Development Impact Fees are currently waived! This can save you thousands of dollars.  
*Other agency fees may apply. (Example: School fees & Monterey One Water)  
**Deed Restriction Fee:** A fee payable to the County of Monterey between $40 and $50 is required for Deed Restriction Recordation. |
| **After Building Permit Issuance** | **Construction:** The construction process on your project may now begin.  
**Inspections:** Inspections are required at specific points in the construction process(refer to Job Card) initial inspections are included in the permit fee. Schedule inspections by calling (831)758-7251  
*If initial inspection is failed there will be a reinspection fee of $165.00  
**Final Inspection:** Once all inspections are passed (Planning, Building), and project is complete, a final inspection is conducted (Refer to Job Card for department clearances). |
| **Frequently Asked Questions** | **Is a second story ADU allowed?**  
No, state law does not allow a second story ADU unless it’s a permitted habitable portion of the principal dwelling unit that is being converted.  
**How many ADUs are allowed in a property?**  
- 1 ADU and 1 JADU are permitted at a single-family dwelling in statewide exemption (2 total ADUs).  
- Two detached ADU’s allowed on one multi-family lot more than (more than 3 units in a single structure).  
**Are there any financial resources to assist with building my ADU?**  
The City currently does not offer financial incentives. HCD has developed a list of existing state grants and financial incentives in connection with the expenses for the planning, construction and operation of an ADU with affordable rent for very low to moderate- income households. Visit [https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml](https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml) |

**For more information Please Contact:**  
City of Salinas Permit Center  
65 West Alisal St. Salinas, CA 93901  
(831) 758-7251  
ADU Hotline:  
(831) 758-7208 or email aduinquiry@ci.salinas.ca.us  

Scan QR code to visit City of Salinas ADU Webpage