



City of Salinas

Accessory Dwelling Unit Guide

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.



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)

For more information Please Contact:

City of Salinas Permit Center
65 West Alisal St. Salinas, CA 93901
(831) 758-7251

ADU Hotline:

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ADU Power Point



Spanish



English

ADU Video



ADU Webpage



<p>ADU Development Standards</p>	<p>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.</p> <ul style="list-style-type: none"> • No owner occupancy requirements • ADU must have a separate entrance. <p>Detached: A new construction detached ADU can be up to 1,200 square feet.</p> <ul style="list-style-type: none"> • 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
<p>JADU Development Standards</p>	<p>JADUs shall not exceed 500 square feet and must be within the walls of an existing or proposed principal dwelling unit, including attached garage.</p> <ul style="list-style-type: none"> • 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.
<p>Setbacks and Height</p>	<p>Residential Low Density (R-L-5.5) and Residential Medium Density (R-M-3.6)</p> <ul style="list-style-type: none"> • ADUs are required to be 4-feet from the side and rear yard property lines, and 6-feet from other structures. <p>Residential Medium Density (R-M-2.9) and Residential High Density (R-H-1.8 AND R-H-2.1)</p> <ul style="list-style-type: none"> • ADUs are required to be 4-feet from the side and rear yard property lines and 10-feet from other structures. <p>Height: Height limit varies depending on your location. **Consult with a Planner to figure out your zoning and height limit.</p>
<p>Permit Cost and Additional Fees</p>	<p>The first step to determine the cost of your permit is to find out the job valuation. Permit fees are based on job valuation.</p> <p>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 i the City fee schedule available online.</p> <p>Example Building Permit Fees:</p> <ul style="list-style-type: none"> • 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. <p>*Other agency fees may apply. (Example: School fees & Monterey One Water)</p> <p>Deed Restriction Fee: A fee payable to the County of Monterey between \$40 and \$50 is required for Deed Restriction Recordation.</p>
<p>After Building Permit Issuance</p>	<p>Construction: The construction process on your project may now begin.</p> <p>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 <i>*If initial inspection is failed there will be a reinspection fee of \$165.00</i></p> <p>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).</p>
<p>Frequently Asked Questions</p>	<p>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.</p> <p>How many ADUs are allowed in a property?</p> <ul style="list-style-type: none"> • 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). <p>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</p>

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