# City of Monterey Park

## Community and Economic Development

# Number of Permitted ADUs

Updated 6/1/2026

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are each a ***secondary*** residential dwelling unit providing an innovative and effective option for adding much needed housing. ADUs are often called granny flats, in-law units, or backyard cottages. ADUs are allowed in all Residential Zones.

The number of ADUs and JADUs permitted on a property is based on the number of ***primary*** dwelling units on the residential property.

- A Dwelling Unit is a residential structure intended for residency by a household (family) with sleeping, kitchen and sanitation facilities.
- A Single Family Dwelling is one dwelling unit designed for occupancy by one household.
- A Multi-Family Dwelling is a building containing two or more dwelling units where each unit is for one household.

Find your property's zoning designation using the City of Monterey Park Zoning Map linked on the city website

**The Number of ADU/JADU Permitted on a property based on your Residential Zoning and Primary Dwelling Type**

| **R-1 Zoning** | **R-2 and R-3 Zoning** | | | | |
|---|---|---|---|---|---|
| **1 Single Family Dwelling** | **1 Single Family Dwelling** | **2+ Single Family Dwellings** (2+ Separate Buildings) | **Multi-Family Dwelling** (One Building with multiple units inside) | | |
| | | | If ADU will be Converted from Interior non-living space | If ADU will be newly Built and Detached | |
| | | | | If Existing Multi-Family Dwelling | If Proposed Multi-Family Dwelling |
| 1 ADU & 1 JADU | 1 ADU & 1 JADU | 1 ADU | At least 1 ADU UP to 25% of the number of exisiting dwelling units | UP to 8 ADU The number of ADU shall NOT exceed the number of existing dwelling units | UP to 2 ADU |

*ADU may be Attached or Detached or Converted
*JADU must be Converted from within the primary dwelling unit (includes attached garage)

*Per California State Government Code §66310-66342.