City of Monterey Park

Community and Economic Development

ADU Development Standards

Updated 06/01/2026

An Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) are each a ***secondary*** residential dwelling unit that provide complete independent living facilities and are located on a lot with a proposed or existing primary residence. Each shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

ADUs and JADUs are regulated by Monterey Park Municipal Code Chapter 21.50 and California Government Code §66310-66342.

	JADU	ADU		
		Attached [F1]	Detached [F1]	Converted [F2]
Creation	Must be converted from within the existing primary dwelling unit (includes attached garage)	Can be newly built or converted	Can be newly built or converted	See attached or detached
***Location**	Existing, interior	Rear	Rear	Existing
Permit Required	Planning Approval, Plan Check and Building Permit Required			
Maximum Size (Interior Square Footage)	500 sqft	50% of the primary dwelling's FAR or 800 sqft whichever is greater	1200 sqft	See attached or detached
Maximum Height	Existing	25 ft	16 ft [F3]	Existing
Side and Rear Setback	Existing	Side: 4ft Rear: 4ft	Side: 4ft Rear: 4ft	Maintain existing setbacks if constructed in the same location
***Building Separation**	Existing, interior	Habitable to non-habitable: 5ft Habitable to habitable, 1st floor: 10ft Habitable to habitable, 2nd floor: 11ft (Between nearest sections of buildings)		N/A

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Footnote

[1] "Attached" and "detached" is relevant to being attached to or detached from the primary unit. Detached ADUs can share a wall with a detached garage.

[2] Converted ADUs must be solely converted. Garages may be converted and expanded upon up to 150 sqft accommodating ingress/egress per GOV §66323(a)(1)(A).

[3] Per GOV §66321(b)(4), for Detached ADU only, increase max height to 18ft if the detached ADU is:
a) "within a half-mile walking distance of a major transit stop or a high-quality transit corridor." An additional two feet in height is allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit when the pitch must match; or
b) "on a lot with an existing or proposed multifamily, multistory dwelling."

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(continued)

	JADU	ADU		
		Attached [F1]	Detached [F1]	Converted [F2]
***Design Criteria**	Existing	MPMC § 21.08.080 Development Standards(J) Design Criteria i.e. Must be architecturally compatible with the primary building in terms of color, materials, roof type and pitch, and scale.		Existing
Less than 800 sqft Exemption	N/A	ADUs less than 800 sqft must comply with State requirements. ADUs greater than 800 sqft must comply with State and Local agency requirements. Local agencies may not impose **local planning requirements** on ADUs 800sqft or smaller.		N/A
Parking	0	1 per unit	1 per unit	0
Parking Waived	Parking can be waived if the ADU is located within one-half of one mile walking distance of public transit. Other exemptions may apply. See GOV §66322(a)			
Parking Replacement	When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU, those parking spaces are not required to be replaced.			
Utility	Can request separate utility billing by permitting and installing separate electrical panel, gas meter, and water meter. Contact the Building Division and the Public Works Department.			
Address	Unit number address required (Example: 320 Newmark & 320A Newmark). Contact the Public Works Department.			
Owner-Occupancy	Requires owner-occupancy in the primary residence or JADU if the JADU does not have its own bathroom.	Not required		
Short Term Rental	Short-term rental of ADU or JADU is prohibited. Planning requires a Covenant as part of “planning clearance”.			

- **Please contact the Planning Division at planningpermitcounter@montereypark.ca.gov regarding proposed ADU/JADU projects.**

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