



ACCESSORY DWELLING UNITS

Information Bulletin No. 32

Definition: “Accessory dwelling unit” (ADU) means an attached or a detached residential dwelling unit which provides complete independent living facilities and permanent provisions for living, sleeping, eating, cooking, sanitation, and connection to utilities for one or more persons.



“Junior Accessory dwelling unit” (JADU) means a specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence.

Process and timing

An ADU or JADU permit is approved ministerially without a hearing, if it meets the minimum standards.

Required Development Standards:


	JADU	“Accessory dwelling unit” ADU					
ADU Type	Converted	Converted	Attached	Detached			
Min. Unit Size	150 sf						
Max. Unit Size	500 sf	SFD ¹ : 1200 sf MFD ² : Up to 25% of the existing multifamily dwelling units	Shall not exceed 50% of the sf. of proposed or existing building, up to a max. of 1000 sf	SFD:1200 sf MFD: 800 sf			
Min. Setback							
<table border="1"> <tr><th>Front</th></tr> <tr><th>Side</th></tr> <tr><th>Rear</th></tr> </table>	Front	Side	Rear	N/A - Existing structure	N/A - Existing structure	As required by the applicable zoning district	
	Front						
	Side						
Rear							
3 feet							
Max. Height							
<table border="1"> <tr><th>Single-story</th></tr> <tr><th>Second-story</th></tr> </table>	Single-story	Second-story	N/A - Existing structure	N/A - Existing structure	16 feet		
	Single-story						
Second-story							
Height limit applicable to the zoning district Architectural Permit required							
Off-Street Parking	None required	None required when a garage is converted to an ADU					
Max. Num. per Lot	One JADU and one ADU						
Access	Independent exterior access to the unit required						
Address	Each unit shall have a separate address						

Footnotes:

1. Single-family dwelling (SFD)
2. Multi-family dwelling (MFD)

Architectural Compatibility: If exterior alterations, additions, or construction of a new structure is required for an ADU, the ADU may, where feasible, incorporate the same or similar architectural features, building materials (including window style and materials) and roof slopes as the main dwelling unit or dwellings located on the subject property.

Exceptions

M-H zone – Monarch Pines Mobile Home Park	ADUs are not allowed.
R-1-B-4 zone – Asilomar Dunes Environmentally Sensitive Habitat Area	ADUs are not allowed.
<p>R3-PGB zone, and the portion of the Pacific Grove Beach Tract bounded by Lorelei St. to the east, Ocean View Blvd. to the north, Sea Palm Ave. to the west, and the southerly property line of the property on the south side of Mermaid Ave.</p> 	ADUs are not allowed, except inside an existing main residence.

Permanent Foundation: A permanent foundation is required for all ADUs.

Fire Sprinklers: Fire sprinklers are required in an ADU only if they are required in the primary residence.

Sewer: The applicant shall complete a sewer lateral condition report. Depending on the results of the sewer lateral inspection, the lateral may be required to be repaired or replaced prior to the building permit.

Tree Removal and Pruning: Tree permits for the removal and/or pruning of permits trees shall be required per PGMC Title 12, but shall in no way prohibit the development of a minimum 800 sp. ft. ADU.

Occupancy and ownership:

- (a) Both the primary residence and the ADU may be rented.
- (b) JADU – owner must reside in either the primary residence or the JADU.
- (c) No ADU or JADU may be rented for a term less than 30 days.
- (d) The ADU or JADU cannot be sold separately from the lot and the primary dwelling.

For more information, please see the Pacific Grove Municipal Code §23.80, Accessory Dwelling Units.