



ADU and JADU Guide

Parcels with a Single-Unit Dwelling

This guide describes the requirements for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on parcels developed with an existing or proposed Single-Unit Dwelling. Properties with a Single-Unit Dwelling are those with one primary dwelling unit on the parcel. The full list development standards and requirements can be found in Santa Monica Municipal Code (SMMC) [Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Units](#).

What is an ADU?

An ADU is a detached or attached structure that has its own private entry, no internal connection to the primary dwelling, a full kitchen, and a full bath.

What is a JADU?

A JADU is a unit that is contained entirely within the footprint of an existing or proposed Single-Unit Dwelling, is no more than 500 square feet of floor area, has its own private entry, may have an internal connection to the Single-Unit Dwelling, has an efficiency kitchen, and may share a bathroom with the Single-Unit Dwelling.

How many ADUs and JADUs can you build on your property?

Parcels with a Single-Unit Dwelling may establish all of the following types of ADUs and JADUs, as applicable:

- One converted ADU (see page 2);
- One JADU (see page 5);
- One detached ADU (see page 8); and
- One ADU for parcels in the R1 Zoning District (see page 10).

Process

ADUs and JADUs are ministerial projects that have no design review or public hearings. ADUs and JADUs only need a building permit. However, if the parcel is within the Coastal Zone, a Coastal Development Permit or Waiver may also be required through the California Coastal Commission. Additionally, for historic resources, only properties identified on the California Register of Historical Resources may have additional standards, requirements, or processes. To apply for a building permit, please see the following link: santamonica.gov - [How to Submit a Building Permit Application for Plan Review](#)

Additional Questions

For additional questions regarding ADUs and JADUs that are not answered in the guide below, please submit inquiries to the City's [311 System](#).



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Converted ADUs

Accessory Dwelling Units (ADUs) established through conversion of an existing or proposed Single-Unit Dwelling (SUD) or attached or detached accessory structure shall fall within this category.

ADUs established through the conversion of proposed floor area of a SUD shall only be permitted within the floor area that is allowed to be established for the SUD, pursuant to the underlying zoning district standards. For example, this type of converted ADU would need to comply with the SUD's setbacks and upper-story setbacks.

ADUs established through conversion on parcels with existing or proposed SUD shall be subject to all Santa Monica standards set forth in Santa Monica Municipal Code (SMMC) [Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#), as summarized below, and State building standards for dwellings.

Standard	Requirement
Maximum Number of Converted ADUs	<ul style="list-style-type: none">• No more than one ADU through conversion of floor area is permitted on a parcel.
Permitted Locations	<ul style="list-style-type: none">• Within the <u>proposed</u> space of a SUD;<ul style="list-style-type: none">➤ The ADU shall only be permitted within the floor area that is allowed to be established for the SUD, pursuant to the underlying zoning district standards.• Within the <u>existing</u> space of a SUD, as is permitted to expand per the requirements in the table below; or• Within an <u>existing attached</u> (e.g. attached garage) or detached accessory structure, as is permitted to expand per the requirements in the table below.
Expansion of <u>Existing</u> Footprint	<ul style="list-style-type: none">• Only ADUs established through the conversion of <u>existing</u> floor area may expand the footprint of the SUD or attached and detached accessory structures as follows:<ul style="list-style-type: none">➤ Expansion of existing structures located in the front setback may only expand the footprint up to 150 square feet to accommodate ingress and egress.➤ Expansion of existing structures converted to an ADU that are not located within the front setback may expand the footprint up to the maximum size permitted for ADUs if meeting all the standards set forth in this table.

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Size	<ul style="list-style-type: none"> • <u>Minimum Size</u> – 150 square feet of floor area. • <u>Maximum Size</u>: <ul style="list-style-type: none"> ➤ Studio/1-bedroom – 850 square feet of floor area. ➤ 2 or more bedrooms – 1,200 square feet of floor area. ➤ Conversion of <u>Existing SUD</u>: The total floor area of the ADU may not exceed 50% of the existing primary dwelling or the maximum size limits, whichever is less. However, a minimum of 800 square feet is guaranteed. ➤ Conversion of <u>Existing Detached Accessory Structure</u>: The maximum size of the ADU is limited to the existing floor area, and permitted to expand as per the requirements set forth in this table above. <p><i>Garages for use of the ADU with an internal connection will not count towards the maximum size of the ADU.</i></p>
Floor Area	<ul style="list-style-type: none"> • Exempt from floor area calculations. <p><i>Accessory spaces with no internal connection to the ADU or non-livable areas (e.g. garages) will not be exempt from floor area.</i></p>
Setbacks	<ul style="list-style-type: none"> • <u>Front</u> – Not permitted within the required front setback of the underlying zoning district. • <u>Side & Rear</u> – 4 feet. • No setback is required for an existing living area, accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure that is to be converted to an ADU or a portion of an ADU. * <p><i>* This also applies to any existing unpermitted structures built before January 1, 2020, that are being converted into an ADU.</i></p>
Height	<ul style="list-style-type: none"> • An ADU within an existing or proposed SUD: the underlying zoning district's height limitations for the primary dwelling. • A detached ADU: 2 stories or 24 feet. <p><i>Height is measured using one of three options pursuant to SMMC Section 9.04.050, Measuring Height. Relatively flat parcels most commonly use Average Natural Grade (ANG) to measure height. If only constructing an ADU, the minimum required setbacks for the ADU are used when calculating ANG. For ADUs proposing more than one story or on a sloped parcel, a land survey must be prepared and provided with your building permit application.</i></p>
Design Standards	<ul style="list-style-type: none"> • Independent exterior access is required.

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	<ul style="list-style-type: none"> No interior access between the ADU and SUD or accessory structure (other than a garage for the ADU). Upper-story outdoor space standards of the underlying zoning district shall apply. Upper-story stepback standards of the underlying zoning district shall apply. Permitted Projections in SMMC Section 9.21.060 and SMMC Section 9.21.110 shall be based on the ADU height and setbacks, respectively. However, no projection unless otherwise stated in the code shall be closer than 4 feet to any parcel line.
Living Space	<ul style="list-style-type: none"> The following independent facilities must be provided: <ul style="list-style-type: none"> ➤ Kitchen that includes, but is not limited to, a sink, refrigerator, and a built-in stove top or range. ➤ Bathroom that includes, but is not limited to, a sink, toilet, and a shower and/or bathtub.
Parking	<ul style="list-style-type: none"> On-site parking is not required.* When a parking area or garage is used to establish an ADU, the eliminated parking is not required to be replaced. <ul style="list-style-type: none"> ➤ Pursuant to SMMC Section 9.28.070(A)(1)(a)(ii), parking displaced by the establishment of an ADU may be relocated in the front half of the parcel and an existing curb cut may be retained if parking meets dimensional requirements, hazardous visual obstruction standards, and is not located on a no backout street. If parking is voluntarily provided, it must comply with all standards set forth in SMMC Section 9.28. <p><i>* If subject parcel is located within the Coastal Zone, please contact the California Coastal Commission regarding parking requirements.</i></p>
Owner Occupancy, Lease Terms, and Separate Sale	<ul style="list-style-type: none"> Owner occupancy not required. Short-term rentals (30 days or less) are not permitted. Permitted to be sold separately from the SUD following the standards of SMMC Section 9.31.026, Accessory Dwelling Unit Condominiums.

Alternative to the above Santa Monica standards, ADUs may be established through conversion of existing single-unit space with the State Mandated standards as set for in [SMMC Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#).

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JADUs

Junior Accessory Dwelling Units (JADUs) established within the footprint of an existing or proposed Single-Unit Dwelling (SUD) or through a newly constructed addition to an existing SUD shall fall within this category. JADUs require a deed restriction to be recorded.

JADUs established in conjunction with a proposed SUD shall be permitted to expand beyond the footprint of the SUD if the JADU complies with all the standards in the table below.

JADUs established through the conversion of an existing or proposed SUD footprint or through a newly constructed addition to an existing SUD shall be subject to all Santa Monica standards set forth in Santa Monica Municipal Code (SMMC) [Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#), as summarized below, and State building standards for dwellings.

Standard	Requirement
Maximum Number of JADUs	<ul style="list-style-type: none"> No more than one JADU is permitted on a parcel.
Permitted Locations	<ul style="list-style-type: none"> Within the <u>proposed or existing</u> space of a SUD, including an <u>attached accessory structure</u>; or Within a <u>newly constructed addition</u> to an existing SUD.
Expansion of Existing or Proposed Footprint	<ul style="list-style-type: none"> A JADU proposed as an <u>addition to an existing SUD</u> shall comply with all standards set forth in this table. JADUs established through the <u>conversion of existing floor area</u> may only expand the footprint of the SUD or attached accessory structures <u>into the front setback</u> by up to 150 square feet to accommodate ingress and egress. JADUs established through the <u>conversion of existing or proposed floor area not in the front setback</u> may expand the footprint of the SUD or attached accessory structure as follows: <ul style="list-style-type: none"> ➤ The portion of the structure attributed to the proposed SUD or attached accessory structure meets the underlying zoning district's setback requirements (e.g. the SUD footprint without the JADU complies with the 30% aggregate setback requirement for 2-story structure). ➤ The JADU portion of the structure complies with all standards set forth in this table.

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Size	<ul style="list-style-type: none"> • <u>Minimum Size</u> – 150 square feet of floor area. • <u>Maximum Size</u> – 500 square feet of floor area.
Floor Area	<ul style="list-style-type: none"> • Exempt from floor area calculations.
Setbacks	<ul style="list-style-type: none"> • <u>Front</u> – Not permitted within the required front of the underlying zoning district. • <u>Side & Rear</u> – 4 feet. • For JADUs within the existing space of a SUD: <ul style="list-style-type: none"> ➤ No setback is required for an existing living area, attached accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure that is to be converted to a JADU or a portion of a JADU.* <p><i>* This also applies to any existing unpermitted structures built before January 1, 2020, being converted into an JADU.</i></p>
Height	<ul style="list-style-type: none"> • The height limitations of the underlying zoning district apply. <p><i>Height is measured using one of three options pursuant to SMMC Section 9.04.050, Measuring Height. Relatively flat parcels most commonly use Average Natural Grade (ANG) to measure height. For JADUs proposing more than one story or on a sloped parcel, a land survey must be prepared and provided with your building permit application.</i></p>
Design Standards	<ul style="list-style-type: none"> • Independent exterior access is required. • Interior access between the JADU and SUD is permitted or required if sharing bathroom facilities with the SUD. • Upper-story outdoor space standards of the underlying zoning district shall apply. • Upper-story stepback standards of the underlying zoning district shall apply. • Permitted Projections in SMMC Section 9.21.110 shall be based on the JADU setbacks. However, no projection unless otherwise stated in the code shall be closer than 4 feet to any parcel line.

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Living Space	<ul style="list-style-type: none"> The following facilities must be provided: <ul style="list-style-type: none"> ➤ Independent kitchenette that includes, but is not limited to, a cooking facility with appliances and food preparation counter and storage cabinets of reasonable size. ➤ Independent or shared bathroom that includes, but is not limited to, a sink, toilet, and a shower and/or bathtub. <p><i>A bathroom is not required within the JADU if internal access is provided to the SUD.</i></p>
Parking	<ul style="list-style-type: none"> On-site parking is not required.* When a parking area or garage is used to establish an ADU, the eliminated parking is not required to be replaced. However, please contact the Rent Control Department regarding possible rent adjustments if the eliminated parking was an amenity for a rent-controlled unit. If parking is voluntarily provided, it must comply with all standards set forth in SMMC Section 9.28. <p><i>* If subject parcel is located within the Coastal Zone, please contact the California Coastal Commission regarding parking requirements.</i></p>
Owner Occupancy, Lease Terms, and Separate Sale	<ul style="list-style-type: none"> Owner occupancy is required in either the SUD in which the JADU is permitted or the JADU. Short-term rentals (30 days or less) are not permitted. Not permitted to be sold separately from the SUD.
Deed Restriction	<ul style="list-style-type: none"> A deed restriction must be recorded, which shall run with the land, and shall include a prohibition on the sale of the JADU separate from the SUD and a restriction on the size and attributes of that JADU. <p><i>To apply for a deed restriction, complete the application found online here. To schedule a virtual Planning Application Submittal appointment to file your application, do so online here.</i></p>

Alternative to the above Santa Monica standards, ADUs may be developed through conversion of existing single-unit space with the State Mandated standards as set for in [SMMC Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#).

Detached ADUs

A detached Accessory Dwelling Unit (ADU) that is constructed entirely within a new free-standing building shall fall within this category; however, it may be attached to an existing detached accessory structure and/or another ADU. Detached is defined as at least 4 feet of separation from the ADU and the primary dwelling, measured from exterior walls.

A new detached ADU in conjunction with an existing or proposed Single-Unit Dwelling (SUD) shall be subject to all Santa Monica standards set forth in Santa Monica Municipal Code (SMMC) [Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#), as summarized below, and State building standards for dwellings.

Standard	Requirement
Maximum Number of Detached ADUs	<ul style="list-style-type: none"> No more than one newly constructed detached ADU is permitted on a parcel, except in the R1 Zoning District (see page 10).
Permitted Locations	<ul style="list-style-type: none"> Permitted to be located anywhere on a parcel as long as it meets setback requirements. Required to be located a minimum of 4 feet from existing primary dwelling, as measured between exterior walls. Permitted to be attached (e.g. share a wall or located above) to existing detached accessory structure or another detached ADU. <p><i>Unenclosed access facilities (e.g. exterior stairs) may be within the 4 feet of separation between the detached ADU and primary dwelling(s).</i></p>
Size	<ul style="list-style-type: none"> <u>Minimum Size</u> – 150 square feet of floor area. <u>Maximum Size</u>: <ul style="list-style-type: none"> ➤ Studio/1-bedroom – 850 square feet of floor area. ➤ 2 or more bedrooms – 1,200 square feet of floor area. <p><i>Garages for use of the ADU with an internal connection will not count towards the maximum size of the ADU.</i></p>
Floor Area	<ul style="list-style-type: none"> Exempt from floor area calculations. <p><i>Accessory spaces with no internal connection to the ADU or non-livable areas (e.g. garages) will not be exempt from floor area.</i></p>
Setbacks	<ul style="list-style-type: none"> <u>Front</u> – Not permitted within the required front setback as set forth per the subject zoning district. <u>Side & Rear</u> – 4 feet.

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Height	<ul style="list-style-type: none"> 2 stories or 24 feet. <p><i>Height is measured using one of three options pursuant to SMMC Section 9.04.050, Measuring Height. Relatively flat parcels most commonly use Average Natural Grade (ANG) to measure height. If only constructing an ADU, the minimum required setbacks for the ADU are used when calculating ANG. For ADUs proposing more than one story or on a sloped parcel, a land survey must be prepared and provided with your building permit application.</i></p>
Design Standards	<ul style="list-style-type: none"> Independent exterior access is required. No interior access between the ADU and SUD or accessory structure (other than a garage for the ADU). Upper-story outdoor space standards of the underlying zoning district shall apply. Permitted Projections in SMMC Section 9.21.060 and SMMC Section 9.21.110 shall be based on the ADU height and setbacks, respectively. However, no projection unless otherwise stated in the code shall be closer than 4 feet to any parcel line.
Living Space	<ul style="list-style-type: none"> The following independent facilities must be provided: <ul style="list-style-type: none"> ➤ Kitchen that includes, but is not limited to, a sink, refrigerator, and a built-in stove top or range. ➤ Bathroom that includes, but is not limited to, a sink, toilet, and a shower and/or bathtub.
Parking	<ul style="list-style-type: none"> On-site parking is not required.* When a parking area or garage is used to construct an ADU, the eliminated parking is not required to be replaced. However, please contact the Rent Control Department regarding possible rent adjustments if the eliminated parking was an amenity for a rent-controlled unit. <p><i>* If subject parcel is located within the Coastal Zone, please contact the California Coastal Commission regarding parking requirements.</i></p>
Owner Occupancy, Lease Terms, and Separate Sale	<ul style="list-style-type: none"> Owner occupancy not required. Short-term rentals (30 days or less) are not permitted. Permitted to be sold separately from the SUD following the standards of SMMC Section 9.31.026, Accessory Dwelling Unit Condominiums.

Alternative to the above Santa Monica standards, a new detached ADU may be developed with the State Mandated standards as set for in [SMMC Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#).

ADUs Located on Parcels in the R1 Zoning District with a Single-Unit Dwelling

For parcels located in the Single-Unit Residential (R1) Zoning District, an attached or detached Accessory Dwelling Unit (ADU) may also be established with a proposed or existing Single-Unit Dwelling (SUD). Attached and detached ADUs established through this ADU option require a deed restriction to be recorded.

For a newly constructed detached ADU in conjunction with an existing or proposed SUD, see page 8.

For a new attached ADU through a newly constructed addition to a proposed or existing SUD shall be subject to all Santa Monica standards set forth in Santa Monica Municipal Code (SMMC) [Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#), as summarized below, and State building standards for dwellings.

Standard	Requirement
Maximum Number of Attached ADUs	<ul style="list-style-type: none"> One newly constructed attached ADU is permitted on a parcel with an existing or proposed SUD in the R1 Zoning District.
Permitted Locations	<ul style="list-style-type: none"> Permitted to be located anywhere on a parcel as long as it meets setback requirements.
Size	<ul style="list-style-type: none"> <u>Minimum Size</u> – 150 square feet of floor area. <u>Maximum Size</u>: <ul style="list-style-type: none"> ➤ Studio/1-bedroom – 850 square feet of floor area. ➤ 2 or more bedrooms – 1,200 square feet of floor area. ➤ Regardless of the above, the total floor area of the ADU may not exceed 50% of the existing primary dwelling or the maximum size limits, whichever is less.
Floor Area	<ul style="list-style-type: none"> Exempt from floor area calculations. <p><i>Accessory spaces with no internal connection to the ADU or non-livable areas (e.g. garages) will not be exempt from floor area.</i></p>
Expansion of Existing or Proposed Footprint	<ul style="list-style-type: none"> An ADU proposed as an addition to an <u>existing SUD</u> shall comply with all standards set forth in this table. An ADU may be proposed in conjunction with a <u>proposed SUD</u> if: <ul style="list-style-type: none"> ➤ The portion of the structure attributed to the SUD meets the underlying zoning district's setback requirements (e.g.

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	<p>the SUD footprint without the ADU complies with the 30% aggregate setback requirement for 2-story structure).</p> <ul style="list-style-type: none"> ➤ The ADU portion of the structure complies with all standards set forth in this table.
Setbacks	<ul style="list-style-type: none"> • <u>Front</u> – Not permitted within the required front setback as set forth per the subject zoning district. • <u>Side & Rear</u> – 4 feet.
Height	<ul style="list-style-type: none"> • The underlying zoning district's height limitations for the primary dwelling shall apply. <p><i>Height is measured using one of three options pursuant to SMMC Section 9.04.050, Measuring Height. Relatively flat parcels most commonly use Average Natural Grade (ANG) to measure height. For ADUs proposing more than one story or on a sloped parcel, a land survey must be prepared and provided with your building permit application.</i></p>
Design Standards	<ul style="list-style-type: none"> • Independent exterior access is required. • No interior access between the ADU and SUD, accessory structure or another ADU is permitted. • Upper-story stepback standards of the underlying zoning district shall apply. • Upper-story outdoor space standards of the underlying zoning district shall apply. • Permitted Projections in SMMC Section 9.21.060 and SMMC Section 9.21.110 shall be based on the ADU height and setbacks, respectively. However, no projection unless otherwise stated in the code shall be closer than 4 feet to any parcel line.
Living Space	<ul style="list-style-type: none"> • The following independent facilities must be provided: <ul style="list-style-type: none"> ➤ Kitchen that includes, but is not limited to, a sink, refrigerator, and a built-in stove top or range. ➤ Bathroom that includes, but is not limited to, a sink, toilet, and a shower and/or bathtub.
Parking	<ul style="list-style-type: none"> • On-site parking is not required.* • When a parking area or garage is used to construct an ADU, the eliminated parking is not required to be replaced. However, please contact the Rent Control Department regarding possible rent adjustments if the eliminated parking was an amenity for a rent-controlled unit. <p><i>* If subject parcel is located within the Coastal Zone, please contact the California Coastal Commission regarding parking requirements.</i></p>

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Owner Occupancy and Lease Terms	<ul style="list-style-type: none"> • Owner occupancy not required. • Short-term rentals (30 days or less) are not permitted.
Use of the ADU	<ul style="list-style-type: none"> • The ADU must be deed restricted as a rental unit or shall be sold separately as a condominium per the standards in SMMC Section 9.31.026, Accessory Dwelling Unit Condominiums. • To apply for a deed restriction, complete the application found online here. To schedule a virtual Planning Application Submittal appointment to file your application, do so online here.

Alternative to the above Santa Monica standards, a new detached ADU may be constructed with the State Mandated standards as set for in [SMMC Section 9.31.025, Accessory Dwelling Units and Junior Accessory Dwelling Unit](#).