



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 existing 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](#).