



# City of Santa Maria Accessory Dwelling Unit Guide

This document provides a general overview of the City's permitting requirements for ADUs and JADUs which became effective June 17, 2021. These requirements cover the most common situations, but special circumstances may exist and the Planning and Building Divisions of the Community Development Department should be consulted. For more information, please refer to the [City of Santa Maria Municipal Code Chapter 12-56, Accessory Dwelling Units](#).



<https://www.cityofsalinass.org/our-city-services/community-development/building-adu-salinass-accessory-dwelling-unit>

## What is an Accessory Dwelling Unit (ADU)?

An "Accessory Dwelling Unit" is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single-family or multi-family dwelling is or will be situated.

## What is a Junior Accessory Dwelling Unit (JADU)?

A "Junior Accessory Dwelling Unit" means a unit that is no more than 500 square feet in size and contained entirely within the living area of a single-family residence or attached garage. A Junior Accessory Dwelling unit may include separate sanitation facilities or may share sanitation facilities with the single-family residence.

### Building Permit Process

Submit building permit application and 4 sets of plans to Community Development Department Building Division



Permit application is processed and plans are checked for compliance  
\*depending on completeness various rounds of revisions may be needed



Building permit issued

For More Information Please Contact:  
City of Santa Maria Community Development Department  
110 S. Pine St. Suite #101 Santa Maria, CA 93458  
(805) 925-0951 ext. 2244

	<b>ADU Development Standards</b>	<b>JADU Development Standards</b>
<b>Number of Units</b>	<p><b>Single-Family:</b> One attached or one detached ADU shall be allowed for each lot with a single-family dwelling.</p> <p><b>Multifamily:</b> At least one ADU shall be allowed within non-habitable portions of an existing multi-family dwelling or accessory structure.</p> <ul style="list-style-type: none"> <li>• The total number of ADUs shall not exceed 25% of the existing multi-family dwelling units on the lot.</li> <li>• A maximum of two (2) ADUs that are located on a lot that has an existing multi-family dwelling, but are detached from the multi-family dwelling shall be allowed</li> </ul>	<p>One JADU shall be allowed on a residential lot zoned R-1 or RSL-1 with an existing or proposed single-family residence.</p> <p>JADUs are not allowed in association with multifamily dwellings</p>
<b>Maximum Unit Size</b>	<p><b>Attached:</b> The floor area of an attached, new construction ADU shall not exceed 50% of the existing primary dwelling unit's living area, or 850 square feet (1,000 square feet for ADUs that provide more than one bedroom), whichever is greater.</p> <p><b>Detached:</b> New construction ADUs shall not exceed 1,200 square feet.</p>	<p>JADUs shall not exceed 500 square feet within the walls of an existing or proposed primary single-family residence, including attached garage.</p>
<b>Height</b>	<p>A detached ADU shall meet the height requirements of its underlying zoning district. An attached ADU may occupy any level of the primary dwelling unit if it is designed as an integral part of the primary dwelling unit.</p>	<p>JADUs must be within the walls of the proposed or existing single-family residence or attached garage.</p>
<b>Rental</b>	<p>Rental of the ADU is allowed for not less than 30 days.</p>	<p>Rental of the JADU is allowed for not less than 30 days.</p>
<b>Parking</b>	<p>One parking space required for newly constructed units unless the ADU is:</p> <ul style="list-style-type: none"> <li>• Within ½ mile of public transit</li> <li>• Part of the proposed or existing primary residence or an accessory structure</li> <li>• Within a historically significant district</li> </ul>	<p>When a garage is converted to a JADU, onsite replacement parking shall be provided in conformance with Chapter 12-32. Covered parking is not required.</p>
<b>Owner Occupancy</b>	<p>No owner occupancy requirements</p>	<p>The property owner is required to reside in the primary dwelling unit or the JADU. Covenant Agreement Required</p>
<b>Growth Mitigation Fees</b>	<p>No growth mitigation fees for an ADU less than 750 S.F.</p>	<p>No growth mitigation fees</p>

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