



COUNTY OF MONTEREY HEALTH DEPARTMENT

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Administration
Behavioral Health

Clinic Services
Emergency Medical Services
Environmental Health/Animal Services

Public Health
Public Administrator/Public Guardian

Nationally Accredited for Providing Quality Health Services

Can I Build an Accessory Dwelling Unit on my Property?

There are many requirements that need to be considered before having plans drawn up and applying for an Accessory Dwelling Unit on your property. The following information is not all inclusive but will give you an idea of the things the Environmental Health Bureau (EHB) evaluates during the permit application process.

EHB recommends that you inquire with the Resource Management Agency's Planning Department first to determine if an Accessory Dwelling Unit (ADU) would be allowed based on your property's zoning. Such development may be restricted as described in Title 20 and/or Title 21 of the Monterey County Zoning Ordinance.

"Accessory dwelling unit" or ADU means a permanent residence, secondary to an existing main dwelling, which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel where the single-family dwelling is situated.

"Guesthouse" means an attached or detached living quarters of a permanent type of construction lacking internal circulation with the main dwelling, without kitchen or cooking facilities, clearly subordinate and incidental to the main structure, on the same lot, and not to be rented, let, or leased, whether compensation is provided or not.

Conversion of existing structures to ADUs or "Junior ADUs" are processed as ministerial permits per Government Section 65852.2(b) but still must meet EHB requirements as described below. All existing EHB requirements are as described in Monterey County Code (MCC), Monterey County Local Agency Management Program (LAMP) and the most current edition of the California Plumbing Code.

Onsite Wastewater Treatment System (Septic System):

- Secondary dwelling units shall be limited to a minimum parcel size of 2.0 acres ([MCC, Section 15.20.060.E4 & LAMP Section 5.2 - Minimum Lot Size Requirements](#))
- All horizontal setback distances shall be met ([LAMP Table 5-8 - Minimum Horizontal Setback Requirements for Conventional OWTS](#))

- The onsite wastewater treatment system (OWTS or septic system) that serves the first dwelling shall be in good working order and an acceptable set aside area(s) for a future dispersal field repair shall be available ([MCC, Section 15.20.060.D](#))
- EHB recommends that each dwelling unit be served by a dedicated OWTS. The Second Unit shall have its own septic tank but may share the dispersal field with the First Dwelling. Dispersal system sizing shall be in accordance with [LAMP Section 5.9 – Site Evaluation and Soil Characteristics](#).

Potable Water to Supply to Project:

- The proposed water source must be demonstrated capable of producing at least 3 gallons per minute to serve the Second Unit. If such information does not exist, recent source capacity testing will be required to be completed prior to approval of the associated project.
- The proposed water source must meet all bacteriological and primary drinking water standards, and any secondary drinking water standards that exceed notification levels. If such information does not exist, recent water quality testing will be required to be completed prior to approval of the associated project.

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