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Single Family Accessory and Jr Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is a smaller residential unit that is clearly secondary to the primary dwelling on the same lot. Also referred to as a “Granny Unit”, an Accessory Unit can be within, attached to, or detached from an existing permitted residence and must have its own kitchen, bathroom facilities, and entrance separate from the primary dwelling.

A Junior Accessory Dwelling Unit (Jr. ADU) is no more than 500 square feet in size and contained within a single-family residence with a separate entrance, efficiency kitchen (consisting of a cooking facility with appliances, a food preparation counter and storage cabinets), and shared or independent bathroom facilities.

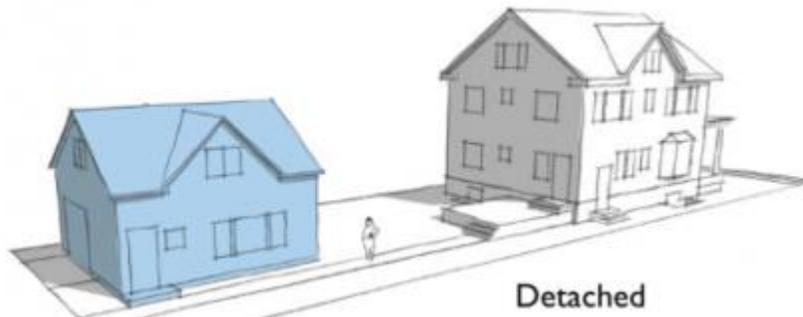
A maximum of one ADU and one Jr. ADU are allowed per residential lot. The following information will assist with determining what is the allowable size, and location for your Accessory Unit. Accessory units do not require a Planning permit but require a building permit that will be reviewed by all applicable departments. City staff encourages the property owner, or architect/engineering/contractor, to discuss their proposed project with a Planner and Land Development Engineer prior to submitting for building permits.

The rules that apply to an Accessory Unit depend on the Zoning of your property, number of proposed bedrooms and whether the unit will be within, attached to, or detached from the existing permitted house. Contact the Planning staff to determine the Zoning designation for the proposed location of the ADU. Questions you should ask are as follows:

What is the Zoning designation of the property?

How many bedrooms do I want in the ADU?

Where can the ADU be located?



Example of a newly constructed unit or the conversion of an existing permitted detached garage or accessory structure into an ADU.

<p>Attached</p>  <p>Attached to an existing permitted single-family residence.</p>	<p>Interior to an Existing Building</p>  <p>Within an existing permitted single-family residence.</p>
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MAXIMUM SIZE

DETACHED ADU	Zoning	Max. Size	
Maximum Size What is the maximum allowable size of an ADU in accordance with the Zoning and number of bedrooms?	RE 10	1,200 sq. ft	<input type="checkbox"/>
	RE 2.5	1,000 sq. ft,	<input type="checkbox"/>
	RE 1	1 BR 900 sq. ft. 2 BR 1000 sq. ft.	<input type="checkbox"/>
	All other Residential Zoning Districts	1 BR 850 sq. ft. 2 BR 1000 sq. ft.	<input type="checkbox"/>

An ADU of 850 square feet or less is not subject to maximum building coverage limitations.

ATTACHED or INTERIOR ADU

An attached ADU is limited to no more than 50% of the existing home square footage if the ADU is larger than 850 square feet for a one bedroom, or 1,000 square feet if more than one bedroom, up to a maximum size of a detached ADU.

JUNIOR ACCESSORY DWELLING UNIT

No more than 500 square feet in size and contained entirely within an existing permitted single-family structure, with a separate entrance, efficiency kitchen, and shared or independent bathroom facilities.

SETBACK FROM SIDE & REAR PROPERTY LINE

ADU Type	Side, Corner and Rear Setbacks
Detached ADU (16' or less in height)	4-feet
Detached ADU (Greater than 16' in height)	Same as for Primary Dwelling
Attached ADU	Follow Zoning District Setback Requirements
Convert Existing Permitted Detached Garage or Accessory Structure	Allowed within same footprint

PARKING REQUIRED

- 1 space (Covered or Uncovered) unless:
- Within walking distance (½ mile) of public transit;
 - Constructed within existing permitted residence or accessory structure; or
 - Is a Junior Accessory Dwelling Unit.

(Refer to Chapter 18.84 for the specific regulations for Accessory Units.)