



CONTACT US

Have Questions? We're here to help!

Planning Division
Phone: (925) 372-3515
Email: dutyplanner@cityofmartinez.org

Building Division
Phone: (925) 372-3515
Email: planchecker@cityofmartinez.org



COST

Fees will range. Most fees are tied to the valuation and scope of your project. The most notable fees include Building and Engineering Division fees. Staff recommends you review the City's Fee Schedule (link below) and consult with the Building Division to get a better understanding of the overall expected cost.

ADUs under 750 square feet are not subject to some impact fees. Some prefabricated ADUs may not be subject to Title 24 Energy Calculation fees.

FINANCIAL RESOURCES

The California Housing Finance Agency (CalHFA) ADU Grant Program occasionally provides financial assistance for predevelopment costs necessary to build and occupy an ADU or JADU. For additional information, please see CALHFA's ADU Grant Program at <https://www.calhfa.ca.gov/adu/>.

ADDITIONAL RESOURCES

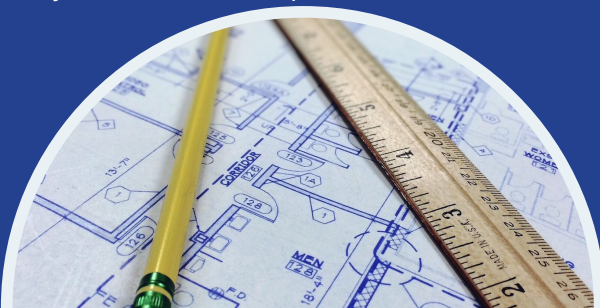
- Martinez ADU Webpage: <http://bit.ly/martinezadu>
- Martinez ADU/JADU Code: <http://bit.ly/martinez zoning>
- Martinez Fee Schedule: <http://bit.ly/martinez fees>
- California ADU website: <https://www.hcd.ca.gov/policy-and-research/accessory-dwelling-units>
- HCD ADU Handbook: <https://www.hcd.ca.gov/sites/default/files/2022-07/ADUHandbookUpdate.pdf>

PROCESS

If you decide to move forward with building an ADU, the recommended process is as such:

1. Contact a Professional: Staff recommends reaching out to a design professional to develop a proposal.
2. Research: Review ADU development standards in MMC Chapter 22.43.
3. Preliminary Review: Reach out to staff with a preliminary site plan prior to submittal.
4. Submit Application: Submit a building permit application with all required materials provided in MMC Section 22.43.150 and pay all applicable permit filing fees.
5. Application Approval: Once approved, you will receive your building permit.
6. Construction: Hire a contractor to assist with construction.
7. Inspections: Contact the Building Division (Phone#: 925-372-3596) to schedule inspections prior to occupancy.
8. ADU Ready for Occupancy: Once final inspections are complete, you may move in and enjoy your ADU!

Please note, this is a typical process and not indicative of all ADU projects. Projects requesting deviations from the Zoning Ordinance may be subject to additional requirements.



ACCESSORY DWELLING UNITS



Updated: 6/19/2023

WHAT IS AN ADU/JADU?

An Accessory Dwelling Unit, also known as an “ADU”, is a residential unit that provides independent living facilities including a kitchen, sleeping, and bathroom facilities.

A Junior Accessory Dwelling Unit, also known as a “JADU”, is a residential unit that is no more than 500 square feet in size, contained entirely within the walls of an existing residence and has a separate entrance, an efficiency kitchen and may include a separate bathroom or may share a bathroom within an existing residence.

ADUs come in all shapes and sizes, but are generally fall into one of the following subtypes:

DETACHED

- ADUs completely separate from the primary residence.



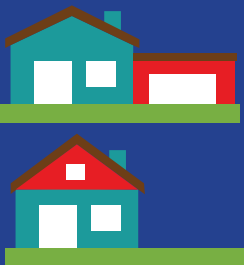
ATTACHED

- ADUs involving new construction via an addition to an existing residence.



CONVERSION

- ADUs created through the conversion of an existing attached or detached space (such as a garage or basement). JADUs are always conversions, but must be attached to an existing residence.



DEVELOPMENT STANDARDS

Development standards are provided in Martinez Municipal Code Chapter 22.43. Notable development standards include the following:

LOCATION

- Where an existing residential use is already established (e.g., a single-family home or multi-family complex).
- In any zoning district where residential uses are permitted.

QUANTITY

- Single-family homes are permitted to have up to 1 ADU and 1 JADU.
- Multi-family residences are allowed up to 25% of the existing unit count as ADUs.

HEIGHT

- Detached ADU: 18 feet maximum.
- Detached ADU: Limited to either a one-story structure or a second-story addition to an existing structure.
- Attached ADU: 25 feet maximum or height limit associated with underlying zoning, whichever is less.

SIZE

- Detached ADUs: 1,200 square feet maximum.
- Attached ADUs: 1,200 square feet maximum or 50% of the square footage of the primary residence.
- JADUs: 500 square feet maximum.

SETBACKS

- Rear setback: 4 feet minimum,
- Side setback: 4 feet minimum.
- Front setback: Same setback as required for the primary residence.
- Expansion of existing structure: No further encroachment into required setbacks.

OTHER REQUIREMENTS

In addition to development standards, there are several other considerations you should be prepared to address:

- Renters: ADUs/JADUs may not be rented for less than 31 days and cannot be occupied as a short-term rental unit.
- Hillside: ADUs in areas with >30% slope may require preparation of geotechnical report.
- Historic: Modifications to buildings more than 50 years old may require historic evaluation.
- Permanent Foundation: ADUs are required to have a permanent foundation.
- Fire systems: Fire sprinklers may be required if the primary residence has them. A 1-hour rated fire wall may be required for an ADU if attached.

