



Fees for ADUs

Sewer and Water Fees: ADUs are not considered to be a new residential use for the purposes of calculating connection fees or capacity charges for sewer and water service, unless the ADU or JADU is constructed with a new single-family dwelling.

Any utility fee or charge imposed on a detached ADU can't exceed the cost of providing the service. ADUs contained within the existing space of a single-family dwelling or accessory structure are not required to install a new or separate utility connection and cannot be charged for one.

Impact Fees: ADUs less than 750 square feet are exempt from impact fees. ADUs larger than 750 square feet will be charged impact fees proportional to the square footage of the primary dwelling.



What's an ADU?

An Accessory Dwelling Unit or ADU is an independent living facility, attached or detached, for one or more persons. An ADU provides permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a primary dwelling.



What's a Junior ADU?

A Junior ADU (JADU) is an ADU, not to exceed 500 square feet in size, entirely within the walls of an existing or proposed single-family dwelling. Please refer to MMC 20.42.050 for specific standards for JADUs.

For More Information, Contact:

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City of Merced Planning Division
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678 West 18th St, Merced
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(209) 385-6858
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planningweb@cityofmerced.org
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www.cityofmerced.org



Accessory Dwelling Units

What Are They and How Can I Build One?



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Location, Number, & Size Standards for ADUs

- ✓ ADUs are permitted in any zone that allows single-family, multi-family, or mixed use.
- ✓ For parcels with a single-family unit, one ADU and one JADU shall be allowed per lot.
- ✓ For parcels with multi-family units, converted ADUs cannot exceed 25 percent of the total units and no more than 2 detached ADUs are allowed per parcel.
- ✓ There is no minimum parcel size.
- ✓ Attached or Converted ADUs cannot exceed 50 percent of the size of the primary unit or 1,200 square feet, whichever is less. (Garages/carports are excluded from these calculations).
- ✓ Detached ADUs cannot exceed 1,200 square feet in size (garages exempt).

ADU Design Standards

- ✓ ADUs may be attached, detached, converted habitable space (i.e. garage or accessory structure), or within the walls of the primary unit.
- ✓ In general, required side and back yard setbacks are 4 feet, but consult the Code for exceptions.
- ✓ Height of attached/converted ADUs cannot exceed the primary unit's height or 16 feet for detached ADUs on multi-family parcels.
- ✓ Finish materials and roof form must match the primary unit.
- ✓ One additional parking space shall be provided for an ADU. However, please consult MMC 20.42.030(H) for exceptions, including for the conversion of existing garages which does not require replacement parking.

Please Refer to Merced Municipal Code (MMC) Zoning Ordinance Section 20.42 for Complete Requirements Regarding ADUs

Occupancy/Rental Standards

For ADUs built between January 1, 2020, and January 1, 2025, there is no requirement for owner occupancy of the ADU or primary unit. However, JADUs do require owner occupancy of the primary unit or JADU, unless the owner is a governmental agency, land trust, or housing organization.

ADUs may be rented, provided the rental term is at least 30 continuous days or more. Transient occupancy is prohibited for ADUs.

In general, ADUs cannot be sold separately, but consult the Code for limited exceptions.

How Can I Apply to Build an ADU?

There are no special planning permits required for ADUs. Simply apply for a building permit with the Inspection Services Division at (209) 385-6861. In general, complete applications will be acted on within 60 days or deemed approved. Please consult MMC 20.42.020(B) for exemptions.



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