

ADDITIONAL REQUIREMENTS

- All ADUs must comply with the local Building Code and Zoning Regulations.
- Either the ADU or the primary residence must be owner occupied.
- Only one ADU per qualified property is allowed.
- Fire sprinklers not required if the existing single family residence does not have fire sprinklers.
- Architectural style and form shall match or be compatible with the style and form of the primary residence on the property.
- The materials of the accessory dwelling unit shall match or be compatible with the materials of the primary residence on the property.
- ADUs constructed above a garage require a 5 foot setback from side and rear lot lines.

*For questions please contact
the Community Development Department
at (805)781-7170*

For full city guidelines please visit
www.slocity.org



City of San Luis Obispo
Community Development Department
919 Palm Street
San Luis Obispo, CA 93401
(805)781-7170



ACCESSORY DWELLING UNITS



**CITY OF
SAN LUIS OBISPO**

WHAT IS AN ADU?

An accessory dwelling unit (ADU) is an attached or detached dwelling unit which provides complete independent living facilities for one or more persons and provides permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary unit.

CAN I PUT AN ADU ON MY PROPERTY?

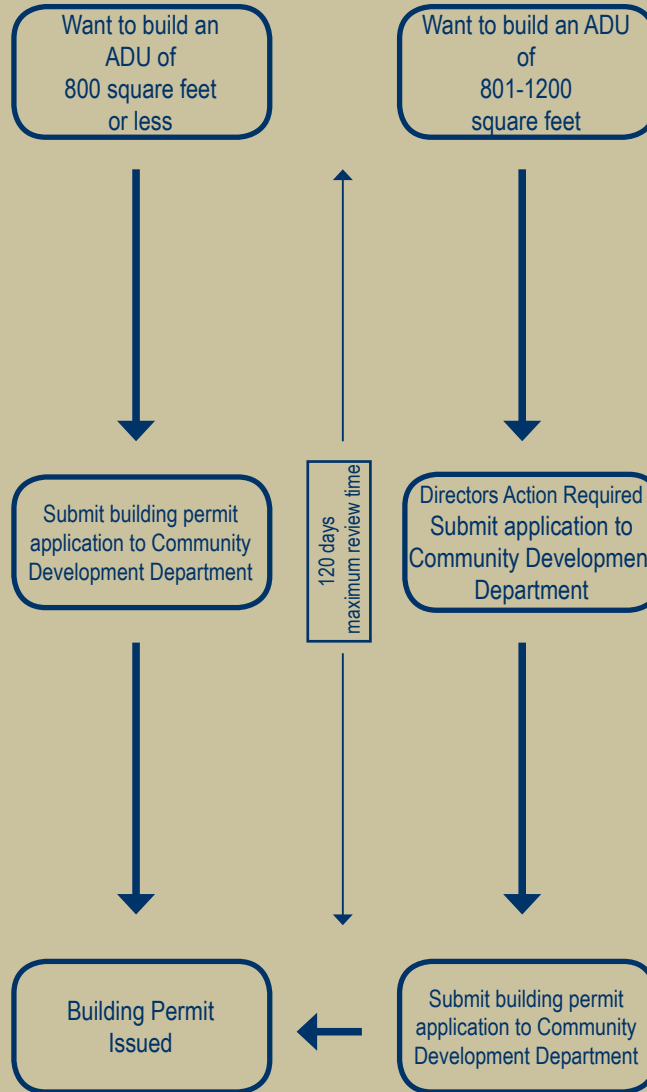
An application for construction of an ADU may be applied for if it meets the following requirements:

- Zoned R-1, R-2, R-3, R-4, O
- Primary use on the site is a single family dwelling.

WHAT SIZE ADU CAN I BUILD?

- No ADU shall be smaller than 220 square feet.
- The maximum size of an ADU shall not exceed fifty percent (50%) of the primary unit's existing living area, or eight hundred (800) square feet, whichever is less.
 - i.e.: A 1,000 square foot home cannot have an ADU greater than 500 square feet.
- The Community Development Director may authorize an exception by allowing an ADU to be fifty percent (50%) of the primary unit's existing living area up to 1,200 square feet by a Director's Action.
 - Please see the Community Development Department for the application and fee.

HOW DO I APPLY FOR AN ADU PERMIT?



WHAT IMPACT FEES APPLY TO THE DEVELOPMENT OF AN ADU?

Impact Fees will be required for all ADUs which result in the creation of new residential square footage, not located within an existing residence or attached/detached accessory space.

WHAT UTILITIES CONNECTIONS ARE REQUIRED FOR MY ADU?

A new utility connection will be required for new ADUs which result in the creation of new residential square footage or accessory space, subject to review by the Utilities Department.

If an ADU is constructed within the existing square footage of the single family residence or existing accessory space, no new utility connection is required.

DO I NEED TO PROVIDE ADDITIONAL PARKING?

No new parking is required for new ADUs. However, if any required parking is removed, replacement parking spaces are required and may be located in any configuration (i.e. covered spaces, uncovered spaces, tandem spaces) on the same lot as the accessory dwelling unit.