



**City of Atascadero
Community Development Department**

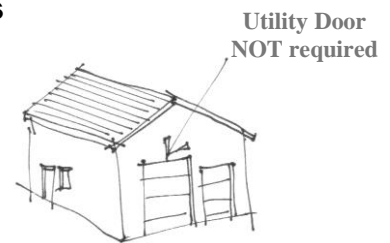
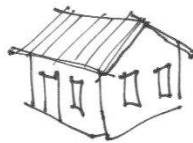
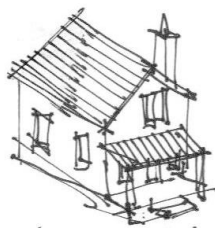
PUBLIC INFORMATION - BUILDING SERVICES

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ACCESSORY STRUCTURES IN RESIDENTIAL ZONES

Section 9-6.106 of the zoning ordinances provides for the establishment of accessory buildings in residential districts with an existing primary use. The purpose of this handout is to clarify the requirements of workshops and studios for consistency with our City rules prohibiting second units and guesthouses as residential accessory uses. Additions to primary structures are allowed and are not subject to the secondary dwelling unit requirements. Additions must have a continuous logical internal connection of conditioned space that provides for access to all portions of the primary structure and addition. The addition shall **not** have a secondary kitchen, but is allowed a wet bar. Additions of non-habitable space are not required to maintain a logical interior connection; however, the addition must have a minimum 10-foot of shared common wall. Doors may not be used to create 2 separate living spaces. A breezeway or similar roof connection, regardless of length, shall not be considered to be attached.

Accessory Structure Definitions



Accessory Dwelling Unit	Studio	Garage/Workshop
Conditioned Space HVAC / Habitable (Kitchen & full Bathroom)	Conditioned Space HVAC / Non-Habitable (no Kitchen & partial Bath)	Non-Conditioned Space no HVAC / Non-Habitable (no Kitchen & partial Bath)
1000 to 1200 SF max (Depending on location)	450 sf max	Size = 50% of primary unit (over 50% requires special permitting)
Development Impact Fees apply for units 750 SF or greater	No Development Impact Fees and No School Fees	
Heating, Ventilation, and Air Cooling (HVAC)		No HVAC, wood-burning stove allowed
Full bathroom(s)	Toilet and Sink only- with a deed restriction	Bathroom w/ utility shower only- with a deed restriction
Kitchen	No Kitchen	No Kitchen or Wet Bar
Multiple Rooms		
Residential Occupancy	R – Occupancy (restricted / no overnight stay)	U – Occupancy (utility)
Title 24 compliant- Energy Efficiency Standards	Title 24- Energy Efficiency Standards compliant	No Title 24 compliance requirement
1 per lot	2 per lot total without Conditional Use Permit (CUP) approval (only one studio allowed per lot)	
Fire Sprinklers required if primary residence has fire sprinklers	No Fire Sprinklers Required	Fire Sprinklers Required if 1000 SF or more
Bedroom egress windows	No Egress windows	No Egress Windows