






Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is an independent residential unit that can be added to a lot with an existing residence, either in a single-family or multi-family zone. ADUs can be detached (such as a separate building in a backyard), attached to a part of the primary residence as an addition, or be converted from an existing garage or other part of the primary residence. ADUs are independent units that have their own kitchens, bathrooms, and entrances. ADUs are also commonly referred to as accessory apartments, secondary suites, guesthouses, and/or granny units/flats.

Attached ADU	Detached ADU	Junior ADU (JADU)
<p>New construction addition OR conversion of permitted interior space contained within an existing primary residence or related accessory structure.</p>	<p>New freestanding structure OR detached accessory structure conversion</p>	<p>Interior conversion of a portion of a single-family dwelling Must be <500 SF and the owner must occupy the primary dwelling or the JADU.</p>
		
<p>Note:</p> <ul style="list-style-type: none"> ➤ There are no impact fees for ADUs less than 750 SF ➤ New ADUs cannot be short-term rentals ➤ ADUs must comply with the City and <u>State Guidelines</u> ➤ Pre-approved stock plans are available for detached ADUs up to 1000 square feet (SF) ➤ ADUs cannot be more than 2 stories tall 		<p>Benefits of ADUs:</p> <ul style="list-style-type: none"> ➤ Creates more affordable housing opportunities in our City ➤ Provides housing for relatives or friends ➤ Allows seniors to age in place ➤ Increases property values ➤ Provides extra income if used as a long-term rental unit
<p>Limitations on ADU locations:</p> <ul style="list-style-type: none"> ➤ <u>ADUs cannot be located on roads that exceed “dead end” road standards.</u> In Atascadero, this generally means roads that are longer than 1320-feet and do not have a second way out. (JADUs are still allowed) ➤ Properties served by septic systems must be a minimum of 1 gross acre to add an ADU. (see exceptions below) 		<p>Deed Notifications:</p> <p>A deed notification is required to be recorded for most ADUs that notify future owners of ADU standards and limitations.</p>

Development Standard Requirements by ADU Type

ADU Type	Description	Maximum Unit Size	Setbacks and Height Limits
Junior ADU (JADU)	JADUs are created by converting existing, permitted floor area (including attached garage) contained entirely within an existing or proposed single-family dwelling. No detached JADUs are allowed. The property owner may also build a new detached ADU. Property owner must live on the property.	500 square feet (SF) for JADU	JADUs are contained entirely within the single-family dwelling (including attached garage)
Attached ADU	New construction addition OR conversion of permitted interior space contained within an existing primary residence or related accessory structure	All new construction ADUs, attached and detached, are subject to the maximum unit sizes: 1,000 SF	16-feet for any detached ADU where the setback is less than the minimum required setbacks for the underlying zoning district. <ul style="list-style-type: none"> • Up to 18-feet in a multi-family zone where the existing multi-family 8unit is multi-story
Detached ADU	New freestanding structure OR detached accessory structure conversion	OR 1,200 SF when all of the following are met:	20-feet for any detached ADU that complies with the setbacks of the underlying zoning district.
Multi-Family ADUs	Conversion of non-livable portions within the existing multifamily dwelling and/or two (1) new detached ADU. Total number of conversion ADUs shall not exceed 25% of existing multifamily dwelling units (e.g. 20-unit apartment complex is allowed up to 5 ADUs converted from existing space. A duplex (2-unit) and triplex (3-unit) would only be allowed 1 conversion ADU).	<ul style="list-style-type: none"> • The property is a minimum of 1 gross acre; and • The ADU has a setback of at least at least 10 feet from side and rear property lines; and • The ADU height is limited to 18 feet; and • All other property development standards applicable to zoning district shall apply 	25-foot height limit if setbacks are increased to 15-feet from the side and rear property lines. 25-foot height limit for an ADU that is attached to a primary dwelling. No ADU shall exceed 2 stories.

Additional Development Requirements

Attached Garage:

Attached garage or other unconditioned space shall be limited to 300 SF, except when:

- A property is greater than 1-acre, a 500sf attached garage is permitted
- The garage is on a different level than the ADU and used for vehicle parking and the entirety of the ADU is located on a different floor with the exception of an entry and stairs, the garage can be up to 500sf.

If an existing accessory structure is converted to an ADU and the size of the unconditioned space exceeds the maximum limit, the existing space may remain but shall not be expanded.

Wastewater:

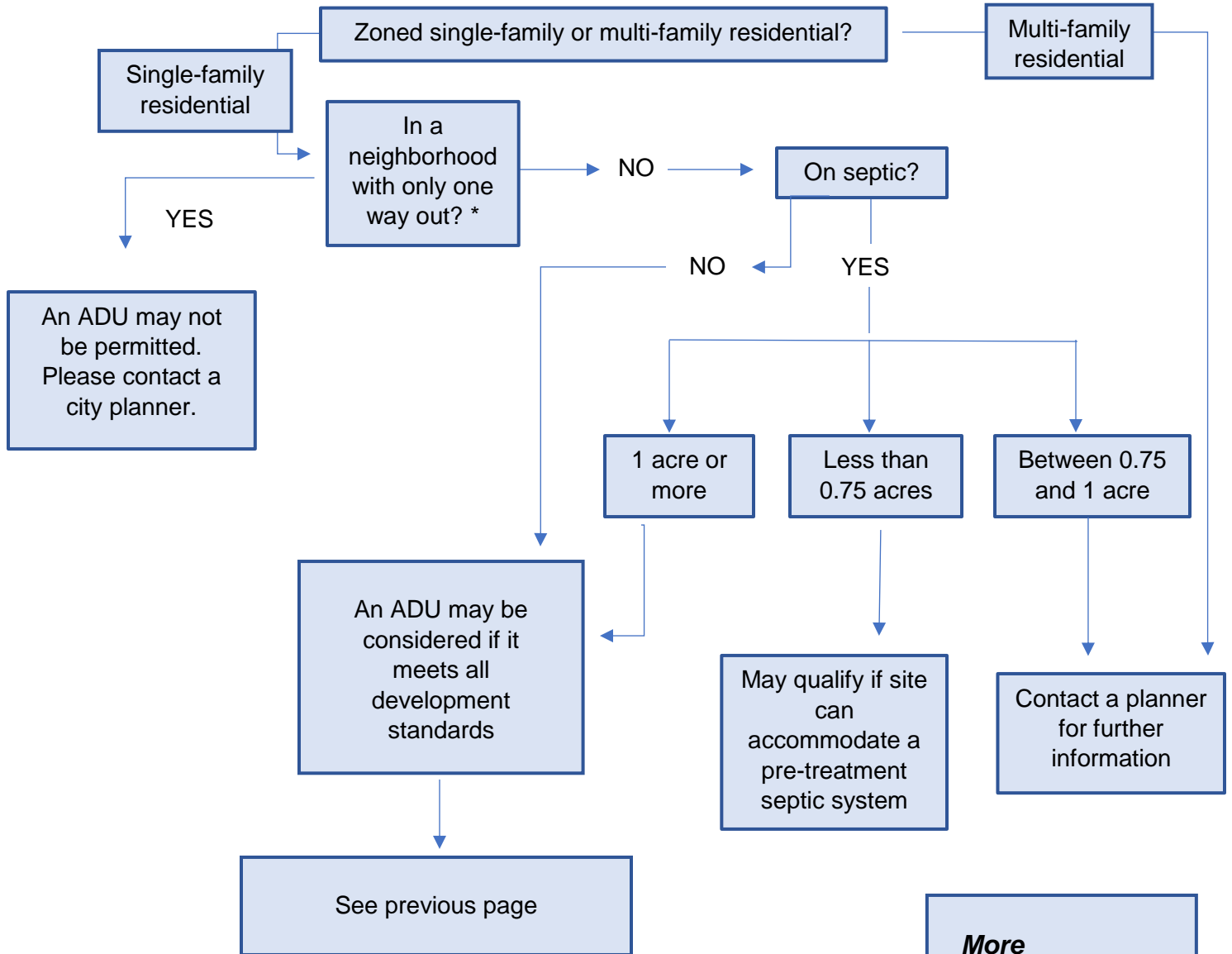
ADUs shall be served by the City sanitary sewer system when located on lots with a gross area less than one (1) acre, except when:

1. The parcel is 0.75 gross acres or greater and all of the following criteria can be met:
 - a. It can be demonstrated that all properties within a 1/4-mile radius are of sufficient size, considering possible future lot splits and full development potential, to provide a minimum density of at least 0.5 acres per unit within the 1/4-mile radius.
 - b. It shall be demonstrated that a new or expanded onsite wastewater disposal system can accommodate the additional unit while meeting requirements of the City's Local Area Management Plan (LAMP).
2. ADUs that do not meet the above requirements and do not have the ability to connect to City sewer must be served by an on-site wastewater system that includes pre-treatment and shall be subject to the approval of the City Engineer and must be approved and constructed in accordance with the City's LAMP standards.

For questions about building an additional unit on your property, please contact a city planner at (805) 461-5035.

The City of Atascadero allows for the development of Accessory Dwelling Units but some restrictions apply:

Is the property...



1 parking space is required per ADU unless:

- a. Property is within ½-mile walking distance of public transit
- b. Property is within an architecturally and historically significant historic district
- c. ADU is entirely within the existing interior space of the primary residence or accessory structure
- d. Property is within ½-mile walking distance of public transit
- e. Property is within an architecturally and historically significant historic district
- f. ADU is entirely within the existing interior space of the primary residence or accessory structure

*Per [Cal. Code Regulation Title 14 § 1273.08.](#)

More information:

- [Check your zoning](#)
- [Major Residential Intake Checklist](#)
- [Residential Remodel Intake Checklist](#)