



**City of Atascadero
Community Development Department**

PUBLIC INFORMATION - PLANNING SERVICES

Community Development Department 6500 Palma Avenue Atascadero, CA 93422 (805) 461-5035 fax (805) 461-7612

Second Unit Information

The City of Atascadero allows second units in all single family zoning districts. A second residential unit is defined with a kitchen, full bathroom, and HVAC system intended for permanent occupancy. It may be attached or detached from the existing house. The following information is a summary of the rules for the development of second units. If you have any questions please contact the Community Development Department at 805-461-5035

Building Standards

Minimum Lot Size	Sewer Service is required on all lots less than 1 net acres in size. Septic system may be used for all lots over 1 acre.
Maximum square footage (SF)	1,200 SF
Height	Thirty (30) feet maximum.
Setbacks	Minimum front setback of twenty-five (25) feet; a minimum side setback of five (5) feet; and minimum rear setback of ten (10) feet.
Building Separation	If the second unit is separated, a minimum separation of ten (10) feet from the primary residence is required
Off Street Parking	One (1) covered parking spot for the first bedroom. An additional uncovered or covered parking spot is required for any additional bedrooms.
Garages/Workshops	Garages and workshops attached to second units are limited to a maximum of 500 square feet.
Fire Sprinklers	All new residential structures and attached garages require fire sprinkler systems.
Drainage / Hydrology	All new residential units need to provide adequate drainage.

City Collected Fees: Beginning July 14, 2014, fees are subject to change

Building Permit Fee	\$ 5,000 - \$8,000	Based on evaluation. Please contact building services for fee estimate at (805) 470-3412.
Development Impact Fee	\$ 16,989	May be deferred with signed Impact Fee Agreement at permit issuance.
Environmental Review*	\$ 1,220 + CEQA filing fee	Please contact the Community Development Department for questions at (805) 461-5035.

* Maybe required based on slopes of a site and/or grading

Outside Non-City Fees:

School Fees	\$3.36/ SF of livable space	Please contact Atascadero Unified School District for any questions at (805) 462-4200.
Water Meter and Connection	n/a	Please contact the Atascadero Mutual Water Company for questions at (805) 466-2428.