

Second dwelling units are intended to provide independent living facilities for one to three persons which include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling.

What are the Conditions for Construction of a Second Dwelling Unit?

Construction of a second dwelling unit must comply with all provisions of the site's underlying zoning district. In addition, the second dwelling unit must comply with the following provisions:

1. *The total floor area of a detached second dwelling unit shall not exceed a maximum of 750 square feet of gross floor area. The total floor area of an attached of an attached second dwelling unit shall not exceed a maximum of 750 square feet except that in the R-L-5.5 district, an attached second story second dwelling unit may not exceed a maximum of 250 square feet of gross floor area (Additional floor area may be considered for an attached second story second dwelling unit up to a maximum of 750 square feet subject to approval of conditional use permit for residential design review). An attached second dwelling unit, which will occupy the second story of an existing single-family detached structure and which does not require an addition of floor area to the existing structure to accommodate the second dwelling unit, may have maximum of 750 square feet of gross floor area. A second dwelling unit shall have a maximum of two bedrooms.*
2. *The exterior design of the second dwelling unit must be in harmony both with the immediate neighborhood and the primary dwelling. Building materials, architectural design, height, scale, colors and finishes must be substantially the same as the principal dwelling. Second dwelling units must be designed so as not to adversely affect the single-family character of the surrounding neighborhood.*

3. *Design standards and development shall be in accordance with the development regulations of the base zoning district. No additional open space is required for second dwelling units.*
4. *One parking space per bedroom must be provided in addition to the parking required for the principal dwelling on the same site.*
5. *The property owner of the land upon which the second dwelling unit is proposed to be constructed is required to execute a deed restriction, running with the land, which states that the second dwelling unit and the lot shall be developed and maintained in conformance with this section, and that the requirements of this section are binding upon any successor in ownership of the property. Such deed restriction shall be filed by the city planner for recordation by the Monterey County recorder's office prior to issuance of any building permits for the second dwelling unit.*

How to Obtain More Information

Call Community Development Department at (831) 758-7206. Ask to speak with a planner.

For detailed information regarding the affordable housing requirement contact the City's Housing Division: (831) 758-7334.

You may also refer to *Section 37-50.250* of the Salinas Zoning Code for regulations on second dwelling units. The Code is available online at www.ci.salinas.ca.us.

Related Information Bulletins

Information Bulletin	Description
1	How to Obtain a Conditional Use Permit

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Revised January 28, 2010*