

Accessory Dwelling Units

Quick Guide on Design, Planning, and Permitting

Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) are a secondary, residential dwelling unit that provides living facilities for one or more persons including provisions for living, sleeping, eating, cooking, and sanitation. ADUs are a great addition to your home and can be used for family, friends, caregivers, or as long-term rentals. ADUs & JADUs can be established within an existing dwelling or accessory structure, and an ADU can be developed through new construction on your property.

TYPES OF ADUS

Detached



Detached ADUs are new construction that are detached from an existing or proposed primary dwelling and provides full living amenities. The City has Pre-Designed ADU Plans for Detached, New Build ADUs.

**See the backside of pamphlet for more information on the City of Morro Bay's Pre-Designed ADU Plans*

Attached



Attached ADUs are attached to or located within an existing or proposed primary dwelling and are generally new additions. Living, cooking, and sanitation facilities are separate from the primary dwelling.

Conversion



Conversion ADUs are existing Detached or Attached accessory structures (garages, storage, etc.) that are converted to an ADU with full living amenities separate from primary dwelling.

Junior ADUs



Junior ADUs (JADUs) are smaller units (500 ft² max.) and is a converted space (garage, extra room, etc.) contained entirely inside the primary dwelling. A JADU includes an efficiency kitchen, and can include separate sanitation facilities or can share sanitation facilities with the existing dwelling.

Permits & Application Process

Planning Permits

1. Submit a Coastal Development Permit Application (see the Planning Permit Application) and 5 sets of plans for the city's review process or submit an electronic application through our online portal (visit <http://bit.ly/3DRYVo5> to access the portal).
2. City departments get 30 days to review the plans for consistency and compliance to code and standards.
3. If application needs changes, Planning Department will send a letter which includes letters from the other departments explaining necessary changes needed to conform to code and requests a re-submittal of plans. Repeat this step until plans finally conform to code.
4. When application and plans are complete and conform to code, staff will send a completeness letter to the applicant and noticing begins.
5. After a 10-day public notice period, planning issues a coastal development permit which is signed and stamped by the planner and the planning application is now considered complete.
6. Following receipt of the Coastal Development Permit, applicant can proceed with application for a building permit.

Building Permits

The building permit application may require civil plans related to grading, drainage and erosion control and may require a soils/geotechnical report. Check with the Morro Bay Building Department for specific requirements.

Application Checklist

- Coastal Development Permit Application
- Building Permit Application
- 5 Sets of ADU Plans or submit online through our online portal (<http://bit.ly/3DRYVo5>)
- Site Work/Utility Plans
- Site Conditions may require additional Civil Plans for changes to foundation system
- Pay for Fees & Permits

*Additional application requirements and permits (CEQA, ESHA, etc.) may be required if you are located in a Coastal Zone, Cultural Resources Overlay District, or have a Historical/over 50 year old home. Speak with a member of Planning Staff for more information on these requirements affecting your application.

DEVELOPMENT STANDARDS

Architectural Compatibility

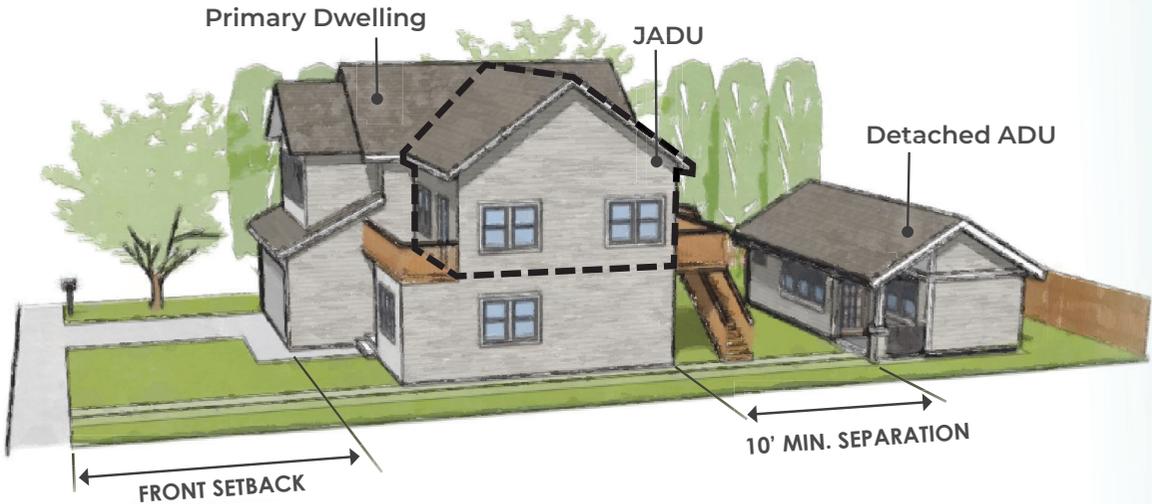
Exterior colors and materials need to match the primary dwelling unit and surrounding neighborhood.

Parking

JADUs cannot eliminate parking for primary dwelling without a requirement to replace parking or get approved for parking exceptions

Landscaping

Landscaping for the ADU site may be required to comply with the Local Coastal Plan.



	Detached	Attached	Conversion	JADU
Building Separation	10' min.	N/A	N/A	N/A
Setbacks (Minimum)	4' - Interior Side 4' - Rear All other setbacks determined by Zone District	4' - Interior Side 4' - Rear All other setbacks determined by Zone District	N/A	N/A
Maximum Size	1000 ft ² for studio & 1-bedroom units; 1200 ft ² for 2 or more bedrooms	1000 ft ² , plus allowed 150 ft ² new addition for ingress/egress	1000 ft ² , plus allowed 150 ft ² new addition for ingress/egress	500 ft ²
Parking Requirements	No additional parking required	No additional parking required	No additional parking required. Replacement parking is not required for displaced parking.	No additional parking required. Replacement parking is required for displaced existing parking

Development Standards for ADUs shall comply with all zoning regulations and property development standards of the district in which it is located.

More ADU Information...

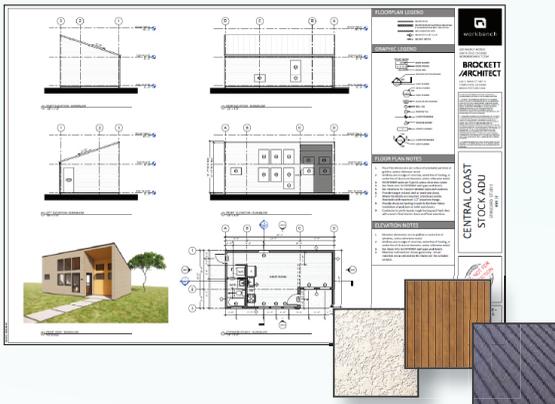
- ☑ Coastal Development Permit and a Building Permit is required for all ADU applications.
- ☑ ADUs can be constructed as long-term rental units.
- ☑ ADUs are permitted in all zoning districts allowing single-family or multifamily use.
- ☑ ADUs can be developed with existing or proposed dwellings.
- ☑ For a JADU within a primary dwelling, Owner Occupancy is required in either dwelling.
- ☑ Single-family residences may have up to one ADU and one JADU.
- ☒ Vacation unit rentals/Short term rentals (less than 31 days) are not allowed.
- ☒ Mobile homes are not allowed as ADUs.

Pre-Designed ADU Plans

For New-Build, Detached ADUs

The City of Morro Bay offers Pre-Designed ADU plans to assist property owners with the design, permitting, and construction of ADUs. Plans are easy to use for property owners and help city staff streamline the review process!

While these plans are considered 'Permit-Ready,' additional site specific information of your property will need to be included with your application. Work with a local contractor and ask a member of the Planning or Building Department to learn more.



For more information on Pre-Designed ADU Plans:

1. Determine the size of your ADU with an Efficiency Studio, Studio, One-Bedroom, or Two-Bedroom available floor plans.

2. Choose a Pre-Designed ADU architectural design style:



California Modern



Backyard Craftsman



Beach Bungalow



Coastal Ranch

3. Select your ADU design elements from the pre-designed material styles.

There are options for roofing, siding, windows, and color palettes.

4. Using a property survey, create a Site Plan that shows ADU placement with required setbacks and existing structures.

5. Provide site specific information including boundaries, easements, topography, and other required information. Septic, Solar, and Fire Sprinkler plans may also be required.



Community Development

955 Shasta Avenue
Morro Bay, CA 93442
Phone: 805-772-6267

City Resources

Community Development Website:
www.morrobayca.gov/communitydevelopment

Building Department: www.morrobayca.gov/building

Planning Department: www.morrobayca.gov/planning

Permit Portal: <http://bit.ly/3DRYVo5>