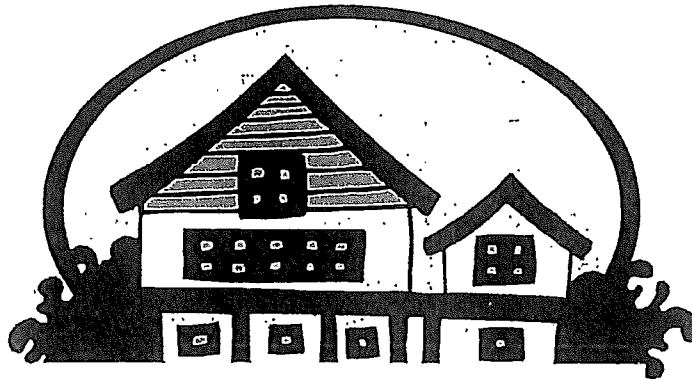

**C i t y o f
S o l v a n g**



Second Residential Units



**411 Second Street
Solvang, CA 93463
(805) 688-4414
(805) 693-1070 FAX**



What is a 2nd Unit?

An attached or detached dwelling unit on a permanent foundation located in a single-family zone district, which provides complete, independent living facilities for one or more persons. A second residential unit shall not be sold or financed separately from the principal structure, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation.

- Minimum 6,000 s.f. lot size required for 2nd Unit.
- Maximum 1,000 s.f. unit size.
- Can be rented/lived in by anyone.

What is a Guest House?

Detached living quarters of a permanent type of construction without kitchen or cooking facilities of any kind, intended and used primarily for temporary guests of the occupants of the main building on the lot, and not rented or otherwise used as a separate dwelling.

- Minimum 1-acre lot size for guest house.
- Maximum 800 square feet unit size.
- Cannot be rented or used as permanent living quarters.
- No Kitchen allowed.
- No water/sewer connection fees required.

How Big Can My Second Unit Be?

DETACHED UNITS

*(A building, no part of which is attached to any other building.
Minimum 10' separation between structures.)*

<u>Lot Size (Net Area)</u>	<u>Max. Size (Gross Floor Area)</u>
10,000—19,999 s.f.	Shall not exceed 40% of the existing main dwelling unit or 800 s.f. whichever is less
20,000 s.f. or More	1,000 s.f.

ATTACHED UNITS

(A building having at least 5 lineal feet of wall serving as a common wall with the building to which it is attached, or connected thereto by a continuous roof of at least 8' wide.)

<u>Lot Size (Net Area)</u>	<u>Max. Size (Gross Floor Area)</u>
6,000—9,999 s.f.	600 s.f.
10,000—19,999 s.f.	800 s.f.
20,000 s.f. or More	1,000 s.f.

Net Area: The gross lot area minus any area lying within a public street or any vehicular access easements serving 2 or more parcels.

Gross Floor Area: The total area of all floors of a building as measured to the surfaces of interior walls and including corridors, stairways, elevator shafts, attached garages, porches, balconies, basements and offices.

How Much Will it Cost?

(Estimate based on a 1,000 s.f. unit*)

TYPE:	AGENCY:	FEE:	TIME DUE:
Fire Protection	County Fire	\$536.00	Before Land Use Clearance
Land Use	City Planning	\$1,021.00	Before Land Use Clearance
Addressing	County Fire	\$45.00	Before Land Use Clearance
Water Connection	City	\$7,486.52	Before Occupancy Clearance
Sewer Connection	City	\$5,697.00	Before Occupancy Clearance
Traffic Mitigation	City	\$3,067.00	Before Occupancy Clearance
Building Permit Fee	City Building	\$1,600.00 (Estimate including Electrical, Mechanical, and Plumbing Permits--but will vary by types of equipment/systems used)	Before Building Permit
School Fees	School Dist.	\$2,240.00*	Before Building Permit
TOTAL FEES:		\$21,692.52	

What about Parking?

In addition to the required parking for the principal dwelling (2-car garage), a minimum of 1 uncovered off-street parking space is to be provided on the same lot that the 2nd Unit is located on for:

- Each bedroom in the 2nd Unit.
- Each studio unit.

Is there anything else I need to know?

- The property owner **MUST** live on the property. They may live in the main dwelling, or in the 2nd Unit.
- A signed agreement indicating the above requirement must be recorded with the property prior to issuance of permits.
- No more than one 2nd Unit shall be permitted on any one lot.
- Both units must be equipped with approved smoke detectors.

What happens if I do not legally permit my 2nd Unit?

Due to the possibility of unsafe living conditions, all 2nd Units **MUST** be legally permitted prior to occupancy. If an unpermitted 2nd Unit is found, an Administrative Citation for \$2,000 will be written. That fine can be doubled or tripled if compliance is not met.