

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. *Any increase in the floor area of the principal structure to construct the second dwelling unit may not exceed 30 percent of the existing living area or 750 square feet, whichever is less. If the second dwelling unit will be detached from the principal dwelling, the total floor area of the second dwelling unit cannot exceed 750 square feet. 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. Development shall be in accordance with the development regulations*
3. *One parking space per bedroom must be provided in addition to the parking required for the principal dwelling on the same site.*

4. *The property owner of the land upon which the second dwelling unit is proposed to be constructed is required to execute a "Covenant, Conditions and Restrictions" running with the land and approved by the City which states that the second dwelling unit and the lot shall be developed and maintained according to the provisions of the Salinas Municipal Code.*

May a Second Dwelling Unit be Rented?

Yes. However, the unit must be rented at an "affordable housing cost" to a "lower income household," both as defined in Chapter 17 of the Municipal Code. The maximum allowable rent shall not exceed 30% of 60% of the median family income for a household of 2 people for a one-bedroom unit or 3 people for a 2-bedroom unit. This provision must be included in the *Site Plan Review*, regardless of whether the unit is rented.

What is the Application Process for a Second Dwelling Unit?

Before a *Building Permit* can be issued, a *Site Plan Review* must be approved in order to build a second dwelling unit or to convert an existing structure into a second unit.

Obtain an application from:

City of Salinas
Community Planning & Development
65 W. Alisal Street
Salinas, CA 93901

How to Obtain More Information

Call Community Planning & Development 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 37-161* 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
3	How to Obtain a Site Plan Review
9	Standard Permit Conditions
11	Landscaping Requirements in Residential Neighborhoods
