



CAYUCOS SANITARY DISTRICT

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DWELLING UNITS SUBJECT TO SEWER USER CHARGE:

Single-Family Residence: An independent, attached or detached residential building designed to house and provide living space, including kitchen and bathroom facilities, for an individual family.

Secondary Dwelling (or “Granny”) Unit: A secondary residence is an additional single-family dwelling on the same lot permitted under the Coastal Zone Land Use Ordinance, Section 23.08.169. Characteristics generally include the following:

- a. Ranges in size from 640 to 1200 square feet
- b. Contains cooking facilities, including 240v electric or gas
- c. Kitchen area may or may not be open to the rest of the structure but includes kitchen sink, range/oven and refrigerator
- d. Is used for residential occupancy independent from the principal residence or as a dwelling unit for rental
- e. May or may not have an electric, gas or water meter separate from the principal residence
- f. May have separate laundry facility
- g. Has at least one bathroom containing a toilet, lavatory and either bathtub, shower or combination
- h. Secondary dwelling is permanently attached by a common wall to, or located within 50 feet of, the primary dwelling or on the second floor of the primary dwelling’s detached garage
- i. Owner of the site must occupy one unit on the site as his or her primary residence
- j. Shall be accessory to primary dwelling and shall not be established on any site containing a guesthouse or more than one dwelling unit, except where a guesthouse is proposed to be converted to a secondary dwelling unit pursuant to this section

Guesthouse/Home Office: A guesthouse (sleeping/home office facility) will not be exempt from charge as a dwelling unit when:

- a. Maximum floor area exceeds 600 square feet
- b. Is located more than fifty feet from the principal residence
- c. Includes kitchen sink, range/oven and refrigerator
- d. Kitchen “area” is not open to the rest of the structure and/or is located in a separate room
- e. Is designed to contain or accommodate cooking facilities, including 240v electric or gas, in kitchen area
- f. Is used for residential occupancy independent from the principal residence or as a dwelling unit for rental
- g. Has an electric, gas or water meter separate from the principal residence
- h. Is designed to contain or accommodate laundry facilities
- i. Has more than one bathroom
- j. Has more than two bedrooms
- k. Has laundry facility in guesthouse/home office
- l. Owner does not occupy one unit on the site as his or her primary residence

RESIDENTIAL ACCESSORY USES EXEMPT FROM SEWER USE CHARGE:

The following types of units **MAY** be exempt from charge where the property owner demonstrates that the subject unit is one of residential accessory use that is part of the principal/primary residence and is clearly incidental and secondary to the principal/primary residence and does not change the character of the residential use, in compliance with Section 23.08.032 of the Coastal Zone Land Use, including:

1. Storage of vehicles and other personal property
2. Swimming pools, including hot tubs, spas and related equipment
3. Greenhouses
4. Garages
5. Non-commercial TV and radio broadcasting and receiving antennas including equipment for satellite broadcast reception
6. **Guesthouse:** Without indoor connection to the living area of a principal residence may be established as a use accessory to a residence.

Characteristics (based on construction regulations – SLO County – Department of Planning and Building and Title 23 Coastal Land Use) include the following:

- a. Maximum floor area is forty percent (40%) of the habitable floor area of the main residence, up to the maximum of six hundred (600) square feet
 - b. Is located within fifty (50) feet of the primary residence
 - c. May contain living area but not located in a separate room, including a wet bar, but such facility shall be limited to a single sink and an under-counter refrigerator, microwave is okay
 - d. Is not designed to contain or accommodate laundry facilities; may be in attached garage
 - e. Is not used for residential occupancy independent from the principal residence or as a dwelling unit for rental
 - f. Does not have an electric, gas or water meter separate from the principal residence
 - g. Does not exceed two bedrooms and one bathroom
 - h. Does not exist on a site already containing a primary/principal residence and a secondary dwelling unit
 - i. Owner occupies one unit on the site as his or her primary residence
7. **Detached Guesthouse/Home Office:** A detached guesthouse/home office may be established accessory to a single-family dwelling, in compliance with subsection (e) of Section 23.08.032 (Guesthouse/Home Office). Refer to characteristics listed on #6 above.
 8. **Workshop/Studio:** Any accessory structure intended solely or primarily for engaging in artwork, crafts, light hand manufacturing, mechanical work, etc. for noncommercial hobbies or amusements; for maintenance of the principal structure or yards; for artistic endeavors such as painting, photography or sculpture; maintenance or mechanical work on vehicles owned or operated by the occupants. A workshop is not to occupy an area greater than forty percent of the floor area of the principal structure; except where a workshop is combined with a garage.

GLOSSARY OF TERMS (Taken from the SLO County Land Use Element – Local Coastal Plan (Estero Area):

Dwelling Unit/Residence: An independent, attached or detached residential building designed to house and provide living space, including kitchen and bathroom facilities, for an individual family.

Floor Area: Includes the total floor area of each floor of all buildings on site, including internal circulation, storage and equipment space, as measured from the outside faces of the exterior walls, including enclosed halls, lobbies, stairways, elevator shafts, enclosed porches and balconies.

Guesthouse: Sleeping facilities detached from a principal residence, which may include a bathroom and other living space, but not kitchen facilities. It is not considered a full residence.

Residence, Primary: A primary residence is one single-family dwelling constructed on a lot.

Residence (Dwelling), Secondary: A secondary residence is an additional single-family dwelling on the same lot permitted under the provisions of Section 23.04.082 or 23.08.036 of the Coastal Zone Land Use Ordinance.

Structure, Accessory: A structure, the use of which is incidental to that of a principal structure on the same lot. May be either detached, or attached if part of the principal structure.

LAND USE DEFINITIONS (Taken from the SLO County Land Use Element – Local Coastal Plan (Estero Area):

Bed and Breakfast Facilities: Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include “Homestays” and “Hotels, Motels” which are defined separately; rooming and boarding houses which are included under “Multi-Family Dwellings”; or the rental of an entire residence for one week or longer.

Caretaker Residence: A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24 hour care or monitoring of people, plants, animals, equipment or other conditions on the site.

Hotels, Motels: Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging establishments where developed as planned developments or condominiums in accordance with Section 23.08.264 of the Coastal Land Zone Use Ordinance. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. and accessory meeting and conference facilities.

Mobilehomes: A structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. As defined, mobile homes do not include recreational vehicles, commercial coaches, or factory-built housing (which is included under the definition of “Single-Family Dwelling”).

Multi-Family Dwelling: Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes: duplexes, triplexes and apartments; attached ownership units such as condominiums or townhouses; and rooming and boarding houses (a residential structure where rooms are rented for short or long-term lodging where at least one meal daily is shared in common dining facilities, with 10 or fewer beds for rent).

Residential Accessory Uses: Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception.

Secondary Dwellings: A second permanent dwelling allowed on a site pursuant to Section 23.08.036 of the Coastal Zone Land Use Ordinance.

Single-Family Dwelling: A building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Coastal Zone Land Use Ordinance.