# TYPES OF ACCESSORY UNITS

*ZONING DIVISION*

Below are descriptions of accessory and temporary dwelling units allowed by the San Diego County Zoning Ordinance. Some may not be allowed in certain zones. Some may require approval of discretionary permits. Refer to The Zoning Ordinance Sections listed at the end of each description for information, conditions and restrictions regarding these permits.

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## ACCESSORY DWELLING UNIT (ADU)

A dwelling unit not exceeding 50% of the living area of the primary dwelling up to a maximum of 1,200 square feet. **May be rented.** An ADU means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. *Shall not be on the same lot as a Guest Living Quarters, Accessory Living Quarter or Accessory Apartment.* A Park Model Trailer shall not be used as a Second Dwelling Unit. **See Section 6156.x. for complete information.**

Applicants are strongly encouraged to contact the appropriate Fire Dept. ASAP **and** Structural Engineers to ensure the ADU complies with the required side and rear setbacks.

## GUEST LIVING QUARTERS

Living quarters, which have neither kitchen, wetbar nor laundry facilities, within an accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises. **May *not* be rented.** The total floor area of a Guest Living Quarters shall not exceed 30% of the square footage of the primary dwelling, up to a maximum of 600 square feet. An Administrative Permit must be approved for guest living quarters up to 50% of the square footage of the primary dwelling. *Shall not be on the same lot as an Accessory Apartment, Accessory Living Quarters or Second Dwelling Unit.* A Park Model Trailer shall not be used as Guest Living Quarters. **See Section 6156.k. for complete information.**

## HEALTH CARE DWELLING (TEMPORARY)

A trailer coach or mobile home used exclusively for temporary occupancy by either: (a) providers of health services which are required by an occupant of the main dwelling, or (b) relatives of an occupant of the main dwelling who requires physical care. Interior floor area maximum is 800 square feet. A Park Model Trailer may be allowed as a Temporary Health Care Dwelling, provided that all requirements are met. **See Section 6118.b.3 for complete information.**

### FARM EMPLOYEE HOUSING

Farm Employee Housing is permitted as an accessory use to commercial agriculture in the RR, A70, A72, S80, S87, S88, S90 and S92 zones provided that all applicable provisions of the Zoning Ordinance are met. Please note, in the RS, RD, RM, RV, RU, RMH, RRO, RC, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46, M50, M52, M54, M58, S82, S86, and S94 Use Regulations, Farm Employee Housing is allowed upon issuance of an Administrative Permit. Farm Employee Housing must meet main building setbacks. A Park Model Trailer may be allowed as Farm Employee Housing provided that all requirements of all applicable codes are met. **See Section 6156.u of the Zoning Ordinance and Section 17021.6 of the State Health & Safety Code.**

# ADDITIONAL INFORMATION

### PARK MODEL TRAILERS

***Park Model trailers are not allowed for permanent use on private lots.*** Per Health and Safety Code Sections 18009.3 and 18010, which define Park Trailers and Recreational Vehicles, a Park Model Trailer is considered to be a recreational vehicle (RV), not a type of mobile home. RV's are not approved for permanent habitation. Per Section 635 of the Vehicle Code, a "trailer coach" is a vehicle, other than a motor vehicle, designed for human habitation or human occupancy for industrial, professional, or commercial purposes, for carrying property on its own structure, and for being drawn by a motor vehicle.

Also, per Section 56.211 of the County of San Diego Regulatory Ordinance: No person shall use or occupy a trailer coach in the unincorporated territory of the County except when authorized by the Zoning Ordinance of San Diego County and in accordance with a valid unexpired trailer coach installation permit issued and approved by the Director of Planning & Development Services pursuant to the provisions of this chapter; provided, however, that no trailer coach installation permit shall be required for the temporary use of a trailer coach while participating in a trailer roundup for which a permit has been issued by the Department of Environmental Health pursuant to the provisions of this chapter.

Zoning Ordinance Section 6156 regulates temporary trailer uses and states that a Park Model trailer may only be used (with issuance of a Building Permit) as a temporary use on a private lot for one of the following: temporary health care, farm employee housing, or temporary occupancy during construction of a single-family residence.

**In conclusion, the County of San Diego will not issue a permit for the use of a Park Model Trailer on any property for permanent occupancy.**