

# **KRF Construction Inc. - ADU Starter Guide**

## **What is an ADU or JADU?**

Accessory Dwelling Units (ADUs) are independent living spaces added to residential properties. Junior ADUs (JADUs) are smaller, interior conversions within an existing home, limited to 500 sq ft.

## **ADU Types & Eligibility in SLO County**

- Detached ADUs: Up to 1,200 sq ft
- Attached ADUs: Up to 50% of the main residence or 1,200 sq ft
- JADUs: Interior units, up to 500 sq ft
- Garage/Basement Conversions allowed
- Must be located in eligible zones (some restrictions apply in Los Osos and water-restricted areas)

## **Setbacks, Height & Parking**

- Minimum 4 ft side/rear yard setbacks for ADUs
- Detached units: Max height 16 ft
- Attached units: Must match primary home height
- Parking not required in many urban areas or near transit

## **Permit Process & Fees**

- Ministerial approval process (no public hearing required)
- Use of pre-reviewed ADU plans can speed up permitting
- ADUs under 750 sq ft: no impact fees
- Larger ADUs: proportional fees may apply

## **Estimated Costs & Timelines**

- Design & permit for stock ADUs: ~\$40k-\$50k

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- Custom ADU planning: ~\$60k-\$70k
- Permitting: 4-6 months (stock), 9-12 months (custom)
- Construction time varies by complexity and site

### **Tips for a Successful ADU Project**

- Assess your site: soils, grading, septic/water, WUI zone
- Confirm zoning and utility availability early
- Set a clear budget
- Hire a local, licensed contractor familiar with county rules

### **Why Choose KRF Construction Inc.**

With over 30 years of experience in San Luis Obispo County, KRF Construction Inc. delivers complete ADU solutions-from design and permitting to expert construction. We're fully licensed (CSLB #523007), insured, and deeply familiar with local codes and processes.

### **Contact Us to Get Started**

Let's turn your ADU vision into reality.

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