

17.12.170 - Secondary housing units.

Where allowed by Section 17.11.010, this section establishes standards for secondary housing units, also known as accessory dwelling units.

- A. Legislative Findings. In compliance with Government Code Section 65852.2 (a)(14)(C), the city finds that secondary housing units are consistent with the allowable density and with the General Plan and zoning designation.
- B. Development Standards. A single secondary housing unit may be allowed on a site in the RS, RR, HM and OS zoning districts in addition to a primary dwelling subject to a zoning clearance, as follows:
 - 1. Primary Dwelling Required. The site shall be developed with one detached single-family dwelling.
 - 2. Primary and Secondary Dwellings Not Separable. The secondary housing unit shall not be sold separately from the primary dwelling and may be rented.
 - 3. Secondary Housing Unit Appearance. The design of the unit shall conform in general to the design of the primary dwelling; and
 - 4. Site Layout and Design Standards. The location and design of a secondary housing unit shall comply with the following requirements:

Table 2-4 Secondary Housing Unit Requirements	
Development Feature	Requirement
Minimum lot area	Lot area shall not be less than 10,000 sq. ft.

<p>Gross floor area</p>	<p>Maximum 1,200 sq. ft. of habitable floor area not including garage.</p> <p>The maximum size of the floor area of an attached unit shall not exceed fifty percent (50%) of the existing living area of the primary unit, inclusive of any basement or attic.</p>
	<p>Detached unit: Rear half of lot.</p>
<p>Site coverage, detached rear-yard units</p>	<p>Maximum of 30% of the rear yard, including any other accessory structures, and projections of the primary dwelling.</p>
<p>Setbacks</p>	<p>Side: 5 ft. minimum.</p> <p>Side setbacks for units constructed above a garage: 5 ft. No side setback requirements shall apply to units constructed entirely within an existing garage.</p>
	<p>Rear: 10 ft. minimum.</p> <p>Rear setbacks for units constructed above a garage: 5 ft. No rear setback requirements shall apply to units constructed entirely within an existing garage.</p>
	<p>Interior: 10 ft. minimum, from primary dwelling or other structure, if detached.</p>
<p>Height limit - Detached units</p>	<p>One story, 15 ft. maximum (see 17.20.140 for height measurement), as allowed by zoning district when located above a garage.</p>

<p>Parking</p>	<p>In addition to replacing all required spaces lost when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, one space, which may include tandem parking or, where an existing parking structure is demolished to create a legal second unit, the use of a mechanical lift shall be allowed. No additional parking space is required if any of the following is true:</p> <p>(A) The second unit is located within one-half mile of a regularly scheduled public transit stop;</p> <p>(B) The second unit is located within a City Council designated historic district;</p> <p>(C) The second unit is part of the existing legal primary residence or an existing legal accessory structure;</p> <p>(D) On-street preferential permits are required by the City but not offered to the occupant of the second unit;</p> <p>or</p> <p>(E) There is a publicly accessible and presently operating car share vehicle parking location within one block of the second unit.</p>
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5. All secondary units shall also comply with any additional requirements in any overlay zone. In the event of conflicting provisions, the requirements of this secondary housing unit ordinance shall control.
6. Notwithstanding the requirements in Table 2-4, the City shall approve an application for a building permit to create within a single-family residential zoned property one secondary unit per single-family lot if the secondary unit is contained within the building

envelope of an existing legal primary unit or legal accessory structure, has independent exterior access from the existing legal primary residence, and the side and rear setbacks are sufficient for fire safety as determined by the Community Development Director.

(Ord. No. 2010-265, § 3, 1-27-2010; Ord. No. 2017-347, § 3, 2-22-2017)