



# SECOND UNIT REGULATIONS



## WHAT IS THE PURPOSE OF A SECOND UNIT?

This section establishes regulations for approving second units designed to meet the special needs of individuals and families, particularly the elderly, disabled, and those of low and very-low income; which meet the requirements of the Housing Element and are compatible with existing dwellings.

## WHAT IS THE INTENT OF SECOND UNITS?

The intent is to:

- Efficiently use the City's existing housing stock and underdeveloped residential properties.
- Not negatively impact the character of the neighborhood.
- Not negatively impact traffic in the neighborhood.
- Have sufficient roadway access and utility service.
- Provide sufficient access and mobility for the handicapped or disabled.
- Meet and comply with the standards established by Chapter 8.80 of the Zoning Ordinance Regulations.

## WHAT ARE THE PERMITTING PROCEDURES FOR CONSTRUCTING SECOND UNITS?

Any application for a second unit that meets the Development Standards and Regulations shall be approved through a building plan check process.

## WHAT ARE THE DEVELOPMENT AND REGULATION STANDARDS FOR SECOND UNITS?

- Permitted in the R-1 district and certain Planned Development districts.
- Existing detached single-family dwelling unit.
- Maximum of one second unit per lot.
- The total floor area of a second unit shall be not less than 275 square feet, nor more than 1,200 square feet.
- The second unit shall conform to the development standards of the R-1 zoning district.
- The second unit shall provide one off-street parking space in accordance with the requirements of Chapter 8.76, Off-Street Parking and Loading, of the Zoning Ordinance, with exceptions.
- Second units shall be served by public water and sewer and shall have access to an improved public street.
- Design compatibility with the existing single-family residence.
- The entrance of a second unit shall not be visible from the street.



- The second unit and the principal residence combined shall not cover more than 60% of the lot.
- The second unit, if attached, shall not exceed 50% of the floor area of the existing residence.
- The second unit shall conform to the building setback requirements.

## WHAT ARE THE SUBMITTAL PROCEDURES?

In addition to the standard submittal requirements for a Building Permit, the Second Dwelling Unit application package shall include the following:

- A site plan indicating the location and dimensioned setbacks of all existing and proposed structures on the project site.
- Calculations indicating the square footage of the structure and the lot, and include calculations on the plan for the percentage of lot area covered.
- The north, south, east, and west elevations must show all openings and exterior finishes.
- Provide information on available utility easements, services and connections.
- Provide color photographs of the site.
- Provide the completed deed restriction as required.
- The Community Development Department shall issue a Building Permit for the second unit if all development standards and regulation requirements are met.