

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:

1. Efficiently use the City's existing housing stock and underdeveloped residential properties.
2. Not negatively impact the character of the neighborhood.
3. Not negatively impact traffic in the neighborhood.
4. Have sufficient roadway access and utility service.
5. Provide sufficient access and mobility for the handicapped or disabled.



6. 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?

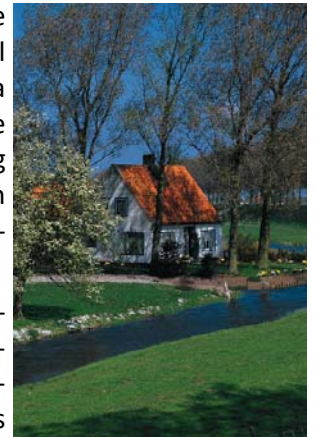
1. Permitted in the R-1 district and certain Planned Development districts.
2. Existing detached single-family dwelling unit.
3. Maximum of one second unit per lot.
4. The total floor area of a second unit shall be not less than 275 square feet, nor more than 1,200 square feet.
5. The second unit shall conform to the development standards of the R-1 zoning district.
6. 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.
7. Second units shall be served by public water and sewer and shall have access to an improved public street.
8. Design compatibility with the existing single-family residence.
9. The entrance of a second unit shall not be visible from the street.

10. The second unit and the principal residence combined shall not cover more than 60% of the lot.
11. The second unit, if attached, shall not exceed 50% of the floor area of the existing residence.
12. 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:

1. A site plan indicating the location and dimensioned setbacks of all existing and proposed structures on the project site.
2. Calculations indicating the square footage of the structure and the lot, and include calculations on the plan for the percentage of lot area covered.
3. The north, south, east and west elevation must show all openings and exterior finishes.
4. Provide information on available utility easements, services and connections.



5. Provide color photographs of the site.
6. Provide the completed deed restriction as required.
7. The Community Development Department shall issue a Building Permit for the second unit if all development standards and regulation requirements are met.

SECOND UNIT REGULATIONS

*This brochure can be found at the
Community Development Department or at
www.dublin.ca.gov/brochures/2ndunit*



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