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## SUBCHAPTER 153.120 – STANDARDS FOR SPECIFIC LAND USES AND ACTIVITIES



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### **PART 11 – Second Dwelling Units**

#### **§ 153.120.350 – Intent and Purpose**

These regulations are provided pursuant to §§65852.1, 65852.150 and 65852.2 of the Government Code to regulate the establishment and use of second dwelling units.

#### **§ 153.120.360 – Use Regulations and Development Standards**

Second dwelling units shall be permitted as a matter of right, without any required discretionary review or permit, in conjunction with any existing single-family dwelling unit in the R-1, R-G and R-3 zones, provided any such second dwelling unit conforms to the following standards:

- A.      **Allowable density applies.** The second dwelling unit shall not be considered to exceed the allowable density for the lot upon which it is located.
- B.      **Owner occupancy.** The owner of the property shall reside within the primary or second dwelling unit.
- C.      **Rental requirements.** The second dwelling unit may be rented but not sold. If the unit is rented, the property owner shall obtain a business license.
- D.      **Minimum lot size and dimensions apply.** A second dwelling unit shall only be permitted on lots that have and maintain the minimum lot size and dimensions set forth in Table 153.040.030 of this chapter.
- E.      **Location.** Each second dwelling unit shall be located within the rear 50 percent of the lot.

- F. **One second dwelling unit permitted.** Only 1 second dwelling unit shall be permitted per parcel or lot in conjunction with an existing single-family dwelling (primary dwelling unit).
- G. **Minimum development standards apply.** The second unit shall meet all minimum development standards for the zoning district in which it is located, including, but not limited to, height, setbacks, lot coverage and distance from animal-keeping areas.
- H. **Building code.** The second unit shall meet all building code requirements.
- I. **Maximum height.** Each detached second dwelling unit shall be limited in height to one story, with a maximum height not to exceed 15 feet at peak of roof or 12 feet for a flat-roofed structure. For a second unit attached to the existing single-family unit, the height shall not exceed the height of the existing structure, and the roof pitch shall match the existing structure.
- J. **Detached second dwelling unit maximum floor space.** For a detached second unit, the total floor space of the unit shall not exceed 1,000 square feet.
- K. **Attached second dwelling unit allowable floor area.** For a second unit attached to the existing single-family dwelling unit, the floor area of the second unit shall not exceed 30 percent of the floor area of the existing unit, provided, however, that a minimum of 400 square feet of habitable area shall be permitted.
- L. **Parking.** One enclosed parking space shall be provided for the second unit, in addition to any other parking required for the primary unit.
- M. **Vehicular Access.** The second dwelling unit shall utilize the same vehicular access that serves the existing main dwelling unit, unless the second unit has access from an alley contiguous to the lot.
- N. **Similar architectural features.** The second dwelling unit shall incorporate the same or similar architectural features, building materials and color as the primary dwelling unit on the property. These features shall include, but are not limited to, roofing material, roof design, fascia, exterior building finish, color, exterior doors and windows including, but not limited to, ratios of window dimensions (e.g., width to height) and window area to wall area, garage door and architectural enhancements.

### § 153.120.370 – Second Units in R1-7,500

Second units are not permitted in the R1-7,500 zone.

The purpose of regulating service stations is to establish a comprehensive set of regulations regarding the placement, location and development of service stations to ensure compatibility with surrounding properties and minimize potentially adverse impacts associated with increased traffic and permitted outdoor activities.