

Chapter 17.18

SECONDARY DWELLINGS

Sections:

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- 17.18.01 PURPOSE AND INTENT. The purpose of this section is to establish procedures and standards for secondary dwellings. Secondary dwellings provide housing opportunities for the varying needs of the elderly, low-income and other economic groups. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site development to preserve the integrity of single family areas.
- 17.18.02 LEGISLATIVE FINDINGS. Pursuant to Government Code Section 65852.2(a)(4), the City finds that secondary dwellings are consistent with the allowable density and with the general plan and zoning designation provided the units are located on properties with R-A, R-1-A, R-1, or R-2 zoning.
- 17.18.03 DENSITY/LOT SIZE. The minimum lot size on which attached secondary dwellings may be placed shall be six thousand (6,000) square feet; the minimum lot size for a detached secondary dwelling shall be nine thousand (9,000) square feet.
- 17.18.04 APPLICATION AND APPROVAL. An application for a secondary dwelling shall be submitted to the zoning administrator on a form supplied by the planning department. The zoning administrator shall approve the application provided the proposed secondary dwelling complies with the development standards set forth in this section.
- 17.18.05 DEVELOPMENT STANDARDS. The following standards shall apply to all secondary dwellings:
 - A. General standards.
 - 1. Attached or detached secondary dwellings shall:
 - a. Not be sold or financed separately from the principal structure, but may be rented or leased,

- b. Include permanent provisions for living, sleeping, eating, cooking, and sanitation, separate and independent from the primary dwelling,
 - c. Only be placed on a site containing an existing single-family dwelling at the time an application for a secondary dwelling is submitted,
 - d. Be compatible with the design of primary dwelling and the surrounding neighborhood and not cause excessive noise, traffic, parking or other disturbance to the existing neighborhood or adversely affect public services and resources, including water supply, fire protection, and sewage disposal.
2. The principal structure as well as any proposed conversion or addition shall be in compliance with the minimum standards of Title 24, California Code of Regulations, the Uniform Building Code, Uniform Plumbing Code, Uniform Housing Code, Uniform Mechanical Code, and National Electrical Code, as adopted and modified by the City, applicable to the building, conversion, or addition when built.
 3. A secondary dwelling shall not be permitted on a lot in addition to a guest house or similar structure. If a secondary dwelling has been approved on a lot, a guest house or other occupiable accessory structure may not subsequently be approved unless the secondary dwelling is removed.
 4. In addition to the required parking for the principal structure, a minimum of one off-street parking space shall be provided for each bedroom in the secondary dwelling. The additional parking shall be provided as specified in the applicable zoning district. The zoning administrator may grant modifications to allow the additional required parking to be located within the setbacks based on a finding that the setback requirements cannot be met because of the topography of the site and the location of the principal structure

B. Attached secondary dwellings.

1. Attached secondary dwellings shall be designed and constructed as follows:
 - a. The total floor area of the secondary dwelling shall not exceed forty (40) percent of the habitable space of the primary dwelling.

- b. The secondary dwelling shall have a separate entrance.
- c. The garage of the primary dwelling shall not be converted to a secondary dwelling.
- d. The exterior of the portion of the primary dwelling used for an attached secondary dwelling shall be designed to be consistent with the rest of the primary dwelling, and shall not appear as a separate residential unit.

C. Attached secondary dwellings.

- 1. Detached secondary dwellings shall be designed and constructed as follows:
 - a. The maximum floor area of the secondary dwelling shall be one thousand two hundred (1,200) square feet, exclusive of any garage.
 - b. The design of the secondary dwelling shall be consistent with the primary dwelling.

17.18.06 APPEALS. Decisions of the zoning administrator are final, subject to appeal to the commission.