

## ***Division 4. Second Dwelling Units***

### **16.13.180 Second Unit Permit Required**

Second dwelling units, also known as dependent housing or granny flats, require a Second Unit Permit, obtained pursuant to the provisions of Chapter 16.227 of this Title 16.

### **16.13.190 Development Standards**

Notwithstanding any other provision of this code, second units are allowed on residentially zoned lots in the city subject to the following standards:

- A. The second unit must be attached to or located within the living area of the existing unit or must be a detached unit located on the same lot.
- B. The second unit will not be for sale separately from the main residence and property.
- C. All construction must conform to the height, setback, lot coverage, parking, and other requirements for residential construction in the zone in which the second unit is located.
- D. No more than one (1) second unit is permitted on a lot. No second unit is permitted on a property where a guest house exists.
- F. Either the primary unit or the second unit must be occupied by the property owner.
- G. Maximum Size of Second Unit
  - 1. On parcels of less than 6,000 square feet, the second unit must be an attached unit. The total floor area of an attached second unit must not exceed 30 percent of the floor area of the primary unit or 640 square feet, whichever is less, and must comply with the California Building Code for and an efficiency dwelling unit.
  - 2. On parcels of 6,000 to 11,999 square feet in area, the second unit may be attached or detached. If attached, the size limit already described applies. The total area of floor area of a detached second unit must not exceed 640 square feet, exclusive of any garage area.
  - 3. On lots at least 12,000 square feet in area, the second unit may be attached as described earlier or detached. The total area of floor area of a detached second unit must not exceed 1,200 square feet, exclusive of any garage area.

- H. Second units are prohibited under this subchapter on multi-family zoned lots 6,000 square feet or larger in area because multiple units are allowed by multi-family zoning on lots that size.
- I. Parking on the property must conform to the multi-family parking standards, with the exception of the garage requirement for the existing single-family residence, which must conform to the single-family parking standard.
- J. The second dwelling unit must comply with all applicable building, health and safety, and other City codes and ordinances.
- K. All dwellings on the property must be connected to the public sewer system.
- L. The following design criteria must apply to second units:
  - 1. Any attached second unit must be attached to the primary unit by a common wall a minimum of six feet in width, and not simply attached by a breezeway or porch.
  - 2. The second unit must include a separate entrance, kitchen and bathroom.
  - 3. The design of the dwellings on the property must be coordinated; the scale, building form, height, exterior materials, color and landscaping of the two residences will be considered.
  - 4. Creation of a second unit must not create or increase a nonconforming use or structure.
  - 5. Second unit projects in the historic overlay zone or on landmark properties must comply with the provisions of the historic preservation ordinance. Projects which are deemed by the Historic Preservation Commission to not comply with the provisions of that ordinance may be denied.

*June 19, 2007*