

Chapter 20.42 - SECOND UNITS

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20.42.010 Purpose

This chapter establishes standards for the location and construction of second units (also known as “secondary dwelling units”) in conformance with Government Code Section 65852.2. These standards are intended to allow for second units as an important form of affordable housing while preserving the character and integrity of residential neighborhoods within the City.

20.42.020 Minor Use Permit Required

Approval of a Minor Use Permit is required prior to the establishment of any second unit or a subdivision with multiple second units.

20.42.030 Site and Design Standards

- A. Location.** Second units shall be permitted in residential zoning districts as provided in Part 2 (Zoning Districts).
- B. Site Requirements**
 - 1. Second units that comply with this chapter shall be permitted on all legally established residential parcels, regardless of parcel size.
 - 2. A second unit may only be established if a single-family dwelling unit (“primary dwelling”) exists on the parcel or is being built at the same time.
- C. Maximum Number Permitted**
 - 1. Only one second unit shall be allowed on a single parcel.
 - 2. A second unit is not permitted on parcels already containing two or more dwelling units.

D. Size

1. **Attached Second Units.** The floor area of an attached second unit shall not exceed 50 percent of the living area of the primary dwelling or 1,000 square feet, whichever is greater. Garages and carports are excluded from floor area calculations for both the primary dwelling and second unit.



2. **Detached Second Units.** The floor area of a detached second unit shall not exceed 1,200 square feet, excluding any space devoted to a carport or garage.

E. Relationship to Primary Dwelling

1. A second unit may be within, attached to, or detached from the primary dwelling. Attachment to the primary dwelling shall be by sharing a common interior wall or common roof.
2. A second unit shall have its own kitchen, bathroom facilities, and entrance separate from the primary dwelling.
3. The secondary unit shall be clearly subordinate to the primary dwelling by size, appearance, and location on the parcel.

F. Development Standards

1. A second unit shall comply with all current development and design standards of the General Plan and Zoning Ordinance that are applicable to the primary dwelling, including, but not limited to, building setbacks, parcel coverage, building height, and architectural design.
2. The secondary dwelling unit in compliance with this section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot.



3. No lot line adjustment, subdivision of land, air rights or condominium shall be allowed to enable the sale, transfer, or disposal of the second unit independently of the primary dwelling unit or any portion of the property. This stipulation shall be included in a recorded deed restriction on the property.
4. The secondary dwelling unit must be eligible to receive City sewer and water services.

G. Design Requirements



1. A second unit shall be compatible with the primary dwelling and the surrounding neighborhood with respect to structure height, scale, and massing.

2. The architectural design and detailing, roof color and material, and exterior color and finish materials of a second unit shall match the primary dwelling.

3. The parcel shall retain a single-family appearance and the second unit shall be integrated into the design of the existing improvements of the property.
4. The addresses of both the primary dwelling and the second unit shall be displayed and clearly visible from the street.

H. Parking

1. Second units with one or two bedrooms shall provide one additional off-street parking space in addition to those spaces required for the primary dwelling.
2. If the second unit has three or more bedrooms, two off-street parking spaces shall be provided in addition to those spaces required for the primary dwelling.
3. The creation of a second unit through the conversion of all or a portion of a garage is prohibited unless replacement parking is provided elsewhere on the property in conformance with required parking standards as defined in Chapter 20.38 (Parking and Loading).



20.42.040 Occupancy Standards

- A. Owner Occupancy.** The owner of a parcel occupied by a second unit shall reside in either the primary dwelling or the second unit.
- B. Deed Restrictions.** Prior to the issuance of a building permit for a second unit, a covenant of restriction to run with the land shall be recorded which specifies that the second unit cannot be sold separately, transferred, or otherwise disposed of independently from the primary dwelling unit that the property owner shall reside in either the primary or second unit, and that these restrictions shall be binding on successors in ownership.
- C. Other Requirements.**
1. Prior to occupancy of the second unit, a new address shall be assigned by Department of Development Services.
 2. A new second unit shall be required to pay all applicable fees, including impact fees.

