

17.36.020 Conditional use permit--Required.

A conditional use permit shall be required for all boarding and roominghouses. (Ord. 822 § 1(part), 1989)

17.36.030 Design standards.

A. No exterior alterations shall be made to the residential structure which will so change its appearance as to make it out of context with the surrounding dwellings.

B. All parking will be located in the rear yard area.

C. Parking standards shall be the same as for one bedroom or efficiency apartments.

D. Driveway locations and widths must meet standards established by the city and be reviewed by the department of planning and community development prior to the approval of the conditional use permit. (Ord. 822 § 1(part), 1989)

17.36.040 Performance standards.

Boarding and roominghouses shall be operated in a manner which does not interfere with the normal use of adjoining properties. If, in the opinion of the director of planning and community development, the provisions of the conditions of approval of the conditional use permit are being violated, such violations shall be grounds for re-opening the conditional use permit hearing and the addition of conditions to correct the violations or, if the violations are severe enough, to consider revocation of the conditional use permit. (Ord. 822 § 1(part), 1989)

Chapter 17.38ACCESSORY DWELLING UNITS\*Sections:

- 17.38.010 Intent and Purpose.
- 17.38.020 Applicability.
- 17.38.030 Location and Operational Standards.
- 17.38.040 Development Standards.

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**\*Editor's note**—Ord. No. 1215, § 5, adopted December 12, 2017, amended chapter 17.38 in its entirety to read as herein set out. Former chapter 17.38, §§ 17-38.010--17-38-060, pertained to second units, and derived from Ord. 1051 §§ 22, 23, 25, 2003; Ord. 822 § 1(part), 1989.

17.38.010 Intent and Purpose.

The purpose of the Accessory Dwelling Unit Ordinance is to replace the Second Unit Ordinance in order to comply with State Law. The ordinance provides for accessory dwelling units in certain areas and on lots developed or proposed to be developed with single-family dwellings. Such accessory dwellings are allowed because they can contribute to needed housing to the community's housing stock. Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, renters, and homeowners who create accessory dwelling units.

In addition, the ordinance provides a mechanism to grant legal status to existing illegally constructed accessory units in single family neighborhoods. By encouraging legalization, safe dwellings may be added to the city's existing housing supply.

(Ord. No. 1215, § 5, 12-12-2017)

17.38.020 Applicability.

1. Any construction, establishment, alteration, enlargement, or modification of an accessory dwelling unit shall comply with the requirements of this section.

2. The director or his designee shall review and approve, conditionally approve, or deny ministerial permits for accessory dwelling units conforming to the provisions of this section within the time limits specified by Government Code Section 65852.2 or successor provision.

(Ord. No. 1215, § 5, 12-12-2017)

17.38.030 Location and Operational Standards.

1. One accessory dwelling unit may be constructed on any legal parcel of 5,000 square feet or more in any R-1, R-2 and R-3 zoning district.

2. Accessory dwelling units shall only be built when there is an existing or proposed single-family residence (e.g., primary residence) on the site. If a site is vacant, an accessory dwelling unit may be constructed at the same time as a primary residence. ADUs are not permitted in duplexes, triplexes, and other buildings with more than one principal residence.

3. The accessory dwelling unit may be attached to the primary residence, located within the living area of the primary residence, or detached from the primary residence and located on the same lot as the existing dwelling.

4. The property owner shall occupy as his or her primary residence one of the two units on the site. If at any time the owner occupies neither unit, the accessory dwelling unit shall automatically become a non-habitable space, shall not be used as a dwelling, and shall not be rented.

3. Any rental term of the accessory dwelling unit that is created on or after January 1, 2017 shall be longer than thirty days.

4. The accessory dwelling unit may not be sold separately from the single-family home.

5. Prior to issuance of a building permit for the accessory dwelling unit, the owner shall record a covenant in a form approved by the city to notify subsequent owners of the requirements of this chapter.

6. ADUs do not count toward the density requirements in the General Plan or zoning regulations.

7. Existing single-family structures shall not be demolished to allow the construction of an accessory dwelling unit

(Ord. No. 1215, § 5, 12-12-2017)

#### 17.38.040 Development Standards.

The following standards apply to all accessory dwelling units:

1. An accessory dwelling unit shall not be more than eight hundred square feet in gross floor area. Additionally, the floor area of an attached accessory dwelling unit shall not be more than fifty percent of the existing living area (i.e. all fully enclosed area, excluding an attached garage) of the primary dwelling.

2. A detached accessory dwelling unit shall be limited to a height of one story, not to exceed twelve feet to the top plate and seventeen feet to the highest ridgeline. Both attached and detached accessory dwelling units shall not exceed the height of the primary residence.

3. A detached accessory dwelling unit shall be located behind the rear building line of the primary residence.

4. A minimum building separation of six feet shall be maintained (eave to eave) between the primary residence and a detached accessory dwelling unit. A minimum

building separation of ten feet shall be maintained (eave to eave) from the entrance of an accessory dwelling unit if it is facing the wall of another structure on the property.

5. The color, material and texture of the roof, exterior walls, fenestration, and architectural feature of an accessory dwelling unit shall be architecturally compatible with the primary dwelling unit and adjacent properties. The roof pitch of a second unit shall match the roof pitch of the primary dwelling unit.

6. All sewers, water, gas, and other utility connections must be a part of the primary dwelling unit's system.

7. Setbacks for detached accessory dwelling units. The side-yard and rear-yard setback for detached accessory dwelling units shall be no less than three feet in accordance with the Uniform Building Code. Accessory units higher than one story shall provide side yard setbacks of five feet and rear yard setbacks of ten feet. If any portion of an accessory dwelling unit is located in front of the main building, then the front and side yard setbacks shall be the same as a main building in the zoning district. Accessory dwelling units are not eligible for variances to setbacks.

8. No setback shall be required for an existing garage that is converted to an accessory dwelling unit unless it is required to provide sufficient fire safety as required by City Code.

9. Setbacks for a newly constructed attached accessory dwelling units shall meet the same setbacks as a main building in the zoning district.

10. Notwithstanding the requirements and standards above, accessory dwelling units that meet all of the following criteria shall be permitted on all residential zoning districts on a lot with an existing single-family residence:

a) The accessory dwelling unit is contained within a legally constructed existing space (i.e. a fully enclosed area, including a garage) of the primary dwelling or accessory structure.

b) There is an independent exterior access from the existing residence.

c) Side and rear setbacks are sufficient for fire safety.

d) All applicable building and safety codes are met.

e) Only one accessory dwelling unit will exist on the site.

Parking Requirements:

1. The subject property shall provide two covered parking spaces for the primary residence in accordance with Section 17.08.180 before allowing an accessory dwelling unit, except as specified in this section.

2. An additional one parking space shall be provided on-site for the accessory dwelling unit. The on-site parking space required for the accessory dwelling unit may be provided as covered, uncovered, or as tandem parking on an existing driveway.

a. Exception. No additional parking space is required for an accessory dwelling unit if it meets any of the following conditions:

(1) The accessory dwelling unit is located within one-half mile of a public transit stop;

(2) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(3) The accessory dwelling unit is contained within legally proposed or existing space (i.e. all fully enclosed area, including a garage) of the primary dwelling or accessory structure.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a commercial car share vehicle pick-up and drop-off location located within one block of the accessory dwelling unit.

3. If an existing garage or carport serving as the required parking for the primary dwelling unit is demolished in conjunction with the construction of an accessory dwelling unit, or is converted to an accessory dwelling unit, the required replacement parking spaces for the primary residence may be provided in any configuration on the same lot, including, but not limited to, as covered, uncovered, or as tandem parking on an existing driveway, or by the use of mechanical automobile parking lifts.

4. An accessory dwelling unit shall share the driveway with the existing primary residence on the site. A second driveway shall only be allowed from an alley, if there is an alley that serves the subject site. (Ord. No. 1215, § 5, 12-12-2017)

Chapter 17.40

HOTELS

Sections:

- 17.40.010 Purpose.
- 17.40.020 Conditional use permit--Required.
- 17.40.030 Development standards.
- 17.40.040 Performance standards.

17.40.010 Purpose.

The purpose of these development standards is to ensure that any hotel constructed in the city will enhance the appearance of both the area in which it is located and of the city as a whole. (Ord. 822 § 1(part), 1989)

17.40.020 Conditional use permit--Required.

A conditional use permit shall be required for all hotels within the city. (Ord. 822 § 1(part), 1989)

17.40.030 Development standards.

A. A six-foot high decorative block wall will be constructed on side and rear property lines.

B. A minimum ten foot landscaped setback shall be required on each street frontage.

C. At least twenty percent of the total site shall be landscaped (this shall include any landscaped setback). All landscaped areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) with an automatic timer-clock mechanism. All landscaped areas shall be contained within six-inch concrete or eight-inch masonry planter curbing.

D. Refuse disposal areas shall be adequately screened from view utilizing a decorative wood or masonry enclosure or a combination thereof, which is compatible with the design of the principal structure on the site. All refuse enclosures shall have minimum interior dimensions of five by seven feet.