

ARTICLE 5

Standards For Second Dwelling Units

- A. Second Dwelling Units shall be permitted in accordance with the following standards:
1. Single-family residences are a permitted use in the Zone.
 2. A single-family residence exists on the lot.
 3. The existing residence conforms to all zoning regulations for the zone in which it is located.
 4. Either the existing residence or the second unit will be owner occupied.
 5. The second unit is not intended for sale and may be rented.
 6. The second unit may be attached to the existing dwelling or be detached.
 7. The floor area of an attached second unit shall not exceed thirty (30%) percent of the existing living area. The floor area of a detached second unit shall not exceed 1200 square feet.
 8. A detached second unit shall be located a minimum of ten (10) feet from any other structure on the lot, and shall conform to all other height, setback, and lot coverage requirements of the zone.
 9. A one-car carport or garage shall be provided for the second unit, and shall conform to the development standards and setback requirements required for such structures in the zone.
 10. The second unit shall conform substantially to the architectural style and design of the main structure, including materials and colors.
 11. The second unit shall conform to the utility requirements of the main structure.
- B. For purposes of this Chapter:
1. "Second unit" means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling

unit. A second unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home as defined in Section 18007 of the Health and Safety Code.

2. "Living area" means the interior habitable area of a dwelling unit including basements and attics, but does not include a garage or any accessory structure.
- C. A second unit which conforms to the requirements of this subdivision shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed go be a residential use which is consistent with the existing general plan and zoning designations for the lot.
- D. Should a second unit proposal be denied, a written appeal may be filed with the Community Development Director explaining why it is believed the proposal conforms with the requirements of this Article. The director shall, within ten (10) days of the filing of the appeal, without public hearing of notice, render a decision as to the proposal's conformance with this chapter. The Director's decision may be appealed in accordance with the provisions of Article 18A, site Development Plan Review.
- E. E. As a ministerial project, second unit applications are statutorily exempt from CEQA pursuant to Section 15268, of the CEQA Guidelines.