

Chapter 17.65

SECOND DWELLING UNIT

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17.65.010 PURPOSE.

This Chapter sets forth the policies and procedures for permitting second units as defined in Section 17.04.539 of this Title consistent with the provisions of Section 65852.2 of the California Government Code.

17.65.020 BASIS FOR APPROVAL.

- A. Second dwelling units may be approved by the Planning Director provided the proposed unit meets all of the following conditions:
1. The lot upon which the second unit is being proposed must contain an existing single-family dwelling.
 2. The floor area of the second unit, if attached to the existing living area, shall not exceed 30% of the floor area of the existing dwelling; if detached from the existing living area, shall not exceed 1,200 square feet.
 3. The existing dwelling on the lot upon which the second unit is being proposed must be owner occupied.
 4. The second unit shall conform to all other development requirements of Title 17 except minimum lot area per dwelling.
 5. The second unit shall conform to the construction requirements of the Building Code as adopted by the city.
 6. The second unit shall be architecturally compatible with the main unit. Architectural compatibility shall mean that the exterior building materials and architecture of the second unit shall be the same as the material used on the main dwelling. Architectural compatibility will be evaluated during site plan review.

17.65.030 SITE PLAN APPROVAL REQUIRED.

No person shall construct or cause to be constructed any second unit without having first complied with the provisions of site plan review as provided in Chapter 17.08.

17.65.040 PROCESS.

- A. A request for approval of a second unit shall be made by submitting a site plan review application to the city. The request shall be made by the owner occupant of the dwelling on the lot upon which the second dwelling unit will be constructed.

- B. The application shall include payment of the required site plan review fee. The project will be subject to the same fees applicable to any other residential construction project which shall be paid prior to the issuance of a building permit.

- C. Projects shall comply with all the requirements of Section 17.65.020 and the conditions of approval placed on the project through site plan review.