

## Chapter 17.15

### SECOND RESIDENTIAL UNITS ON SINGLE-FAMILY LOTS

Sections:

17.15.010 Purpose.

17.15.020 Authorized creation of second residential unit.

17.15.010 Purpose. The purpose of this chapter is to provide for the development of affordable housing opportunities by allowing the creation of a second residential unit on all lots zoned for single-family residential uses. (Ord. 3367 §1, 1983)

17.15.020 Authorized creation of second residential unit.

- A. Notwithstanding any other provision of this title, in all zones that permit single-family residences, the following shall be allowed by right:
1. The expansion of an existing single-family dwelling by not more than thirty percent (30%) of the floor area to provide an attached second residential unit. This unit shall be attached by a common wall to the primary dwelling unit, or attached to a garage by a common wall which shares a common wall with the primary dwelling. This unit shall be provided with a separate entrance.
  2. The construction of a detached single-family residential unit shall not exceed 1,200 square feet of enclosed habitable living area.
- B. Minimum Development Standards. The following development criteria shall apply for all second residential additions unless a variance is granted per Chapter 17.24:
1. Minimum parking and improvement standards (Chapter 17.18);
  2. Maximum building height, lot coverage and setbacks and all other development criteria normally permitted by the subject zone district;
  3. Required public services:
    - a. Availability of any serving entity to provide the necessary water and/or sewer service equivalent to the standards required by the primary residence, or
    - b. If no public services are available, the provision of domestic water and sewage disposal, as approved by the Division of Environmental Health, shall be required.
  4. One of the single-family residential units shall be occupied by the property owner. This chapter is not intended to permit two rental residential units on lots zoned for one single-family residence.
- C. Second Residential Unit Building Permit. Prior to construction or creation of any second residential facility authorized by Section 17.15.010, the owner/applicant shall obtain a building permit from the county building department. Prior to issuance of any such permit, the building department shall require a declaration by the owner that the improvement covered by the permit does not violate any private building restriction or deed restriction of the subject property.
- D. The second dwelling unit shall be architecturally compatible with the primary residence. The single-family structure shall maintain its single-family character. (Ord. 4560 §1, 2000)

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