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ARTICLE VII: SPECIFIC LAND USE PROVISIONS

Chapter 19. ~~525442~~

~~SECOND~~ ACCESSORY DWELLING UNITS (ADU)

19. ~~525442~~.010 Purpose.  
19. ~~525442~~.020 Applicability and Permit Requirements.  
19. ~~525442~~.030 Site Location, Operation and Development Standards.

19. ~~525442~~.010 Purpose.

~~The State of California has declared accessory dwelling units to be a valuable form of housing in California. The City recognizes the importance of livable housing balanced with an attractive living environment for all residents. The availability of accessory dwelling units contributes to local housing, to the community's housing stock, and are considered to be a residential use consistent with the General Plan and Zoning Code. purpose of regulating second dwelling units is required by State law pursuant to The purpose of this Chapter is also to ensure compatibility with Government Code Section 65852.2 and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.~~

19. ~~525442~~.020 Applicability and Permit Requirements.

~~Second Accessory~~ dwelling units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions including the R-1 and RE zones, subject to the requirements contained in this Chapter.

19. ~~525442~~.030 Site Location, Operation and Development Standards.

An application for an accessory dwelling unit shall demonstrate compliance with all the standards and limitations set forth in this section, to the satisfaction of the Community and Economic Development Director or his/her designee.

A. Lot Size.

The lot size shall be the minimum lot area ~~of 10,000 square feet or the minimum lot area required by~~ the underlying zone, ~~whichever is greater.~~

B. Lot Coverage.

Maximum lot coverage shall be the same as the underlying zone.

C. Setbacks.

~~Second Accessory~~ dwelling units are not allowed in the required rear yard setback shall meet the minimum building setback requirements of the underlying zone.

D. Number of Dwellings.

The number of ~~total~~ dwellings permitted on a single lot in any single-family residential zone, ~~except the RR, RC and RA-5 Zones~~, shall be limited to ~~no more than~~ two, that may include the primary dwelling and either an n-second accessory dwelling unit, ~~auxiliary~~

~~dwelling unit, a guest house, or an~~ accessory living quarters. The ~~second~~accessory dwelling unit may be established within or connected to the primary dwelling per Table 19.150.020 B (Incidental Use Table).

#### E. Dwelling Size.

~~There is no maximum size for the second dwelling, except that size shall be limited by meeting all of the lot development standards for the underlying zone. An accessory dwelling unit shall not exceed 1,200 square feet.~~

#### F. Height Limitation.

- ~~1. For a d~~Detached second~~accessory~~ dwelling units, ~~the~~ height shall be limited to a single-story, 20-foot-high building.
- ~~2. An attached accessory dwelling unit's height shall comply with the underlying zone.~~

#### G. Parking.

~~Second~~~~No additional parking is required for an accessory dwellings unit. shall be required to meet the minimum building setback requirements of the underlying zone.~~

~~—The second dwelling shall have a separate, minimum one car, covered parking space separate from, and in addition to, parking provided for the primary dwelling and shall not be permitted within the building setbacks.~~

#### H. Design.

~~The second dwelling, whether attached or detached from the primary structure, shall be architecturally compatible to the primary dwelling in architectural style, colors, and materials. If a property is located within the boundaries of a designated historic district, the second dwelling shall comply with the Citywide Residential Historic District Design Guidelines. No exterior stairways may be visible from~~ located on the side of the structure facing a public right-of-way, ~~excepting from~~ alleys.

#### I. Occupancy.

- ~~1.~~ One of the two dwellings, either the primary or ~~second~~accessory dwelling unit, is required to be occupied by the owner of the property.
- ~~2.~~ If one of the dwellings is not owner occupied for any period longer than 90 days, one of the two dwellings is required to be converted to an accessory living quarters or a guest house, and kitchen facilities shall be removed in accordance with this Title.

#### J. Covenant Required.

A covenant shall be recorded with the Riverside County Recorder on the property, subject to approval of the Planning Division and City Attorney's Office, to restrict the

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property with the requirements of this section prior to issuance of a building permit for the ~~second~~accessory dwelling unit. This use restriction shall be binding upon any successor in ownership of the property.

~~A Minor Conditional Use Permit is required for a second dwelling unit not in compliance with all of the provisions of 19.525.030 (this section).~~