

# ACCESSORY DWELLING UNITS/JUNIOR ACCESSORY DWELLING UNITS, FAMILY DAY CARE HOMES & TINY HOMES P20-0068 (Zoning Code Amendment)

Community & Economic Development Department

City Council

May 19, 2020

RiversideCA.gov

1

## OVERVIEW

**New legislation related to housing affordability and opportunity affects local residential land use regulation:**

1. Assembly Bills 68 and 881: Accessory Dwelling Units
2. Senate Bill 234: Family Day Care Homes
3. Invest Health Grant



Accessory Dwelling Units and  
Junior Accessory Dwelling Units



Family Day Care Homes



Tiny Homes and Tiny  
Home Communities



2

RiversideCA.gov

2

## PART A:

### Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)



3

RiversideCA.gov

3

## PART A: BACKGROUND

*ADUs and JADUs: Opportunity to create low-impact, low-cost infill housing in established neighborhoods*

1. **December 2017:** City Council approves Housing Element Implementation Program (compliance with AB 2299 and SB 1069)
2. State adopted new ADU laws (SB 229 & AB 494)
3. **February 2019:** City Council approved amendments to the ADU regulations to comply with State law
4. **October 2019:** State amended laws to eliminate barriers to constructing ADUs and JADUs

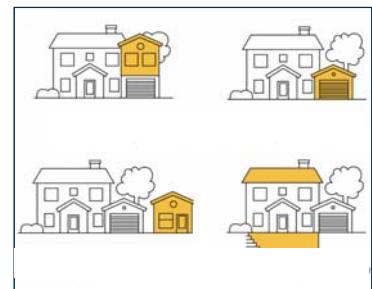


Image Credit: maxable.com



4

RiversideCA.gov

4

## PART A: PROPOSED AMENDMENT



*Proposed amendments to the Zoning Code:*

1. **Chapter 19.442** – Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)
2. **Table 19.150.020.B** – Incidental Land Uses
3. **Chapter 19.080** – Nonconformities
4. **Section 19.580.050** – Parking Requirements
5. **Chapter 19.910** – Definitions

*Photo Credit: Lina Menard, accessorydwellings.org, Evelyn Brom and AARP*



5

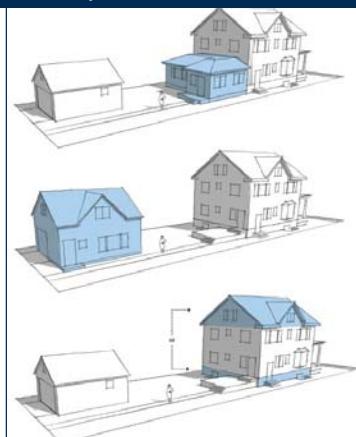
RiversideCA.gov

5

## PART A: PROPOSED AMENDMENT

*Chapter 19.442 – Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)"s*

1. **General Requirements**
  - a. Short-term rental, sale, lot size, etc.
2. **Location**
  - a. Attached, detached, internal
3. **Setbacks**
4. **Unit Size**
5. **Building Height**



*Image Credit: City of St. Paul, Minnesota*

6

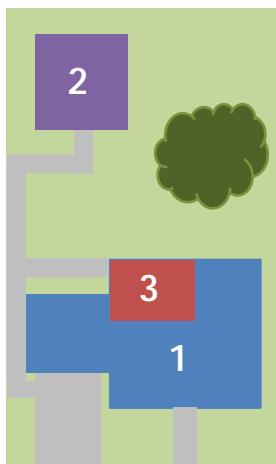


RiversideCA.gov

6

## PART A: PROPOSED AMENDMENT

### Chapter 19.442 (continued)



1. **Number of Units**
  - a. Single-family and multi-family
2. **Owner Occupancy**
3. **Parking**
4. **Utilities**
  - a. New/existing connections
5. **Fees**



7

RiversideCA.gov

7

## PART A: PROPOSED AMENDMENT

### Table 19.150.020.B – Incidental Land Uses Table



1. Allow ADUs in all residential zones including all mixed-use zones
2. ADUs allowed on lots developed with single- or multi-family units
3. JADUs allowed within the walls of an existing or proposed primary dwelling



Image Credit: LA-Más

8

RiversideCA.gov

8

## PART A: PROPOSED AMENDMENT

### *Section 19.080.070 – Modification or expansion of nonconforming structures*

1. Exclude ADUs and JADUs from required finding of no increase in dwelling units

### *Section 19.580.050 – Parking Requirements*

1. Update to reflect changes in law and in 19.442

### *Chapter 19.910 - Definitions*

1. “Dwelling unit, accessory”
2. “Dwelling unit, junior accessory”



9

RiversideCA.gov

9

## PART B: Family Day Care Homes



10

RiversideCA.gov

10

## PART B: BACKGROUND

### *Keeping Kids Close to Home Act*

1. Family Day Care Homes (up to 14 children) licensed and regulated by California Department of Social Services
2. **September 2019:** SB 234 ("Keeping Kids Close to Home Act") signed into law
3. **January 2020:** Local jurisdictions must treat family day care homes for up to 14 children as any other residential use.



11

RiversideCA.gov

11

## PART A: PROPOSED AMENDMENT

### *Proposed amendments to the Zoning Code:*

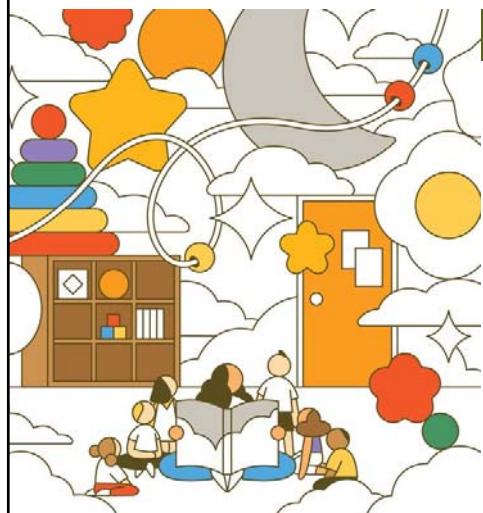


Image Credit: Rose Wong/NYTimes

- **Chapter 19.100** – Residential Zones
- **Chapter 19.150** – Base Zones Permitted Land Uses;
- **Chapters 19.240, 19.350 and 19.405;**
- **Chapter 19.470** – Day Care Homes – Family;
- **Chapter 19.580** – Parking and Loading;
- **Chapter 19.640** – General Permit Provisions;
- **Chapter 19.650** – Approving and Appeal Authority;
- **Chapter 19.860** – Day Care Permit – Large Family; and
- **Chapter 19.910** – Definitions.



12

RiversideCA.gov

12

## PART B: PROPOSED AMENDMENT

### *Chapter 19.100 – Residential Zones and Chapter 19.150 – Base Zones Permitted Land Uses*

1. Update to reflect family day care homes as permitted anywhere residential dwellings are permitted
2. “Day care center” still listed as conditionally permitted use in commercial zones

### *Chapters 19.240 – Adult-Oriented Businesses, 19.350 – Parolee/Probationer Home and 19.405 – Tattoo and Body Piercing Parlors*

1. Chapters updated to reference term “family day care home”
2. No change to existing distance separation requirement



13

RiversideCA.gov

13

## PART B: PROPOSED AMENDMENT

### *Chapter 19.470 – Day Care Homes – Family*

1. Chapter deleted in entirety – day care homes are regulated as residential uses in zones where residential uses are allowed

### *Chapter 19.580 – Parking and Loading*

1. Table 19.580.060 (Required Parking) updated to clarify that Day Care Facilities do not include family day care homes

### *Chapter 19.640 – General Permit Provisions*

1. Day Care Permit is deleted from Section 19.640.040 – Discretionary permits and actions



14

RiversideCA.gov

14

## PART B: PROPOSED AMENDMENT

### *Chapter 19.650 – Approving and Appeal Authority*

1. Large Family Home Day Care removed as a use approved by the Community & Economic Development Director

### *Chapter 19.860 – Day Care Permit – Large Family*

1. Chapter deleted in its entirety

### *Chapter 19.910 – Definitions*

1. Deleted “Day Care Home, Family,” “Day Care Home, large family” and “Day Care Home, small family” are deleted
2. Added a “Family Day Care home”



15

RiversideCA.gov

15

## PART C:

### Tiny Homes and Tiny Home Communities



16

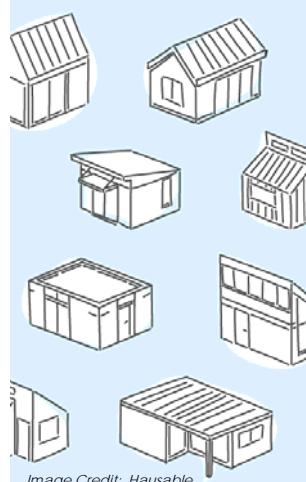
RiversideCA.gov

16

## PART C: BACKGROUND

### *Tiny Homes and Tiny Home Communities*

1. Tiny Homes narrowly defined and allowed in limited circumstances under current Zoning Code
2. **December 2017:** City Council approves Housing Element Implementation, but asks for more information on tiny homes and tiny home communities
3. **March 2019:** Council receives update and requests visual examples, pilot/demonstrations and proof-of-concept
4. Tiny homes provide an opportunity to increase the City's affordable housing options



*Image Credit: Hausable*

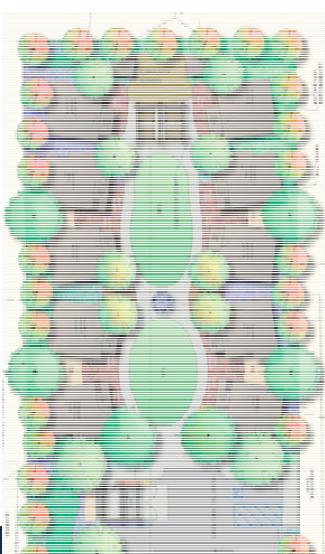


RiversideCA.gov

17

## PART C: PROPOSED AMENDMENT

*Image Credit: Habitat for Humanity*



### *Proposed amendments to the Zoning Code:*

- **Chapter 19.100** - Residential Zones;
- **Chapter 19.150** – Base Zones Permitted Land Uses;
- **Chapter 19.210** – Mobile Home Park Overlay Zone (MH);
- **Chapter 19.340** – Manufactured Dwellings;
- **Chapter 19.580** – Parking and Loading;
- **Chapter 19.710** – Design Review;
- **Chapter 19.780** – Planned Residential Development Permit; and
- **Chapter 19.910** – Definitions.

18



RiversideCA.gov

18

## PART C: PROPOSED AMENDMENT

*Chapter 19.100 – Residential Zones and  
Chapter 19.150 – Base Zones Permitted Land Uses*

1. Allow tiny home communities (foundation) in multi- family (MF) zones
2. 5 foot minimum distance between buildings in MF zones
3. Minimum unit size per California Residential Building Code
4. Allow manufactured dwellings in MF zones



*Image Credit: The Daily Californian/University of San Francisco*

19

RiversideCA.gov

19

## PART C: PROPOSED AMENDMENT

*Chapter 19.210 – Mobile Home Park Overlay Zone (MH)*



*Image Credit: Edmonton Journal/Homes for Heroes Foundation*

1. Allow MH overlay zone in any R1 zone
2. Add Tiny Home Communities (chassis)
  - A. Establish maximum density of 20 units/acre
  - B. Set minimum site area to match underlying zone
  - C. Set maximum tiny home size of 400 square feet

20

RiversideCA.gov

20

10

## PART C: PROPOSED AMENDMENT

### *Chapter 19.340 – Manufactured Dwellings*

1. Manufactured dwellings and tiny homes on chassis permitted in multi-family zones
2. CEDD Director approval for manufactured dwelling design

### *Chapter 19.710 – Design Review*

1. Remove Design Review requirement for manufactured dwellings

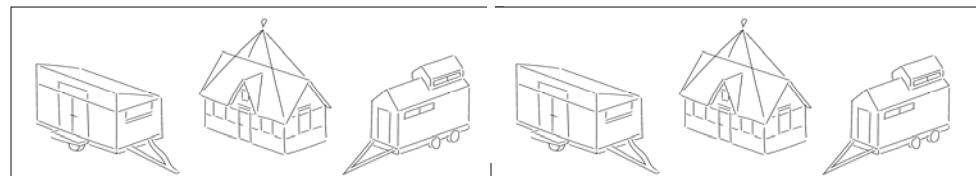


Image Credit: Hausable

21



RiversideCA.gov

21

## PART C: PROPOSED AMENDMENT

### *Chapter 19.580 – Parking and Loading*

1. One space required per unit for tiny homes

### *Chapter 19.780 – Planned Residential Development Permit (PRD)*

1. Allow Tiny Home Communities (foundation) with PRD permit, except in RC Zone

### *Chapter 19.910 – Definitions*

1. “Dwelling unit, manufactured” – excludes mobile homes
2. “Tiny home community” include on chassis and foundations
3. “Tiny home” definition bifurcated:
  - A. “Tiny home (foundation)”
  - B. “Tiny home (chassis)”



22

RiversideCA.gov

22

## RECOMMENDATIONS

That the City Council:

1. Determine that Planning Case P20-0068 (Zoning Code Amendment) is exempt from the provisions of CEQA pursuant to Section 15282(h) of the CEQA Guidelines as amendments to the Municipal Code to implement Sections 65852.1 and 65852.2 of the California Government Code are statutorily exempt from CEQA; and further determine that the project is exempt from CEQA per CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that the code amendment does not have the potential to cause a significant effect on the environment (General Rule);



23

RiversideCA.gov

23

## RECOMMENDATIONS (CONT.)

2. Approve Planning Case P20-0068 (Zoning Code Amendment) based on the findings attached to this staff report; and
3. Introduce and subsequently adopt an ordinance amending the Accessory Dwelling Unit, Family Day Care Homes and Tiny Home provisions of the Municipal Code.



24

RiversideCA.gov

24