



ACCESSORY DWELLING UNIT ZONING CODE AMENDMENT P18-0865

Community & Economic
Development Department

Planning Commission
Agenda Item:
January 10, 2019

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PROPOSAL

**Amendment to the Riverside Municipal Code's Title 19
(Zoning Code) to comply with State law for Accessory
Dwelling Units (ADU's):**

1. Chapter 19.442 – Accessory Dwelling Units
2. Section 19.150.020.B – Incidental Land Uses Table
3. Section 19.580.050 – Parking Requirements
4. Chapter 19.910 - Definitions



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BACKGROUND

1. State of California Priority
 - a) Address affordable housing and housing shortage
 - b) Reduce barriers – allow Accessory Dwelling Units (ADU's) by right
2. December 12, 2017 - Housing Element Implementation
 - a) Amended ADU provisions of Zoning Code
 - b) Complied with ADU law (AB 2299 and SB 1069)
3. January 2018 – State Legislation
 - a) Implements more recent ADU legislation (SB 229 & AB 494)
 - b) Requires more streamlining for ADU's



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DISCUSSION – AMENDMENTS (Continued)

1. Chapter 19.442 – Accessory Dwelling Unit amendments:
 - a) Existing single-family residence or an existing accessory structure - building permit
 - b) New ADUs permitted, subject to development standards that generally include:
 - i. Detached, attached, or contained wholly within a single-family residence
 - ii. Meet lot coverage, building setbacks and heights requirements



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DISCUSSION – AMENDMENTS (Continued)

1. Chapter 19.442 – Accessory Dwelling Unit amendments (continued):

a) For all ADUs:

- i. Located on the same lot as primary single-family residential dwelling
- ii. Owner must occupy either the primary- or access- dwelling unit
- iii. Parking not required - but parking for the primary dwelling maintained
- iv. Comply with all building codes
- v. Only permitted on a lot that meets the minimum requirements for a single-family dwelling

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DISCUSSION - AMENDMENTS

2. Section 19.150.020.B – Incidental Uses Table:

- 1. In the RR, RA-5 and RC zone - allowed in existing single-family residence or existing accessory structure only
- 2. State law - may be allowed in single-family or multi-family residential zones
- 3. ADUs in existing single-family residence, an existing accessory structure or in a new accessory structure allowed in the R-E, R-1, R-3, R-4, MU-N, MU-V, and MU-U zones

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DISCUSSION – AMENDMENTS (Continued)

3. Section 19.580.050 – Parking Requirements:

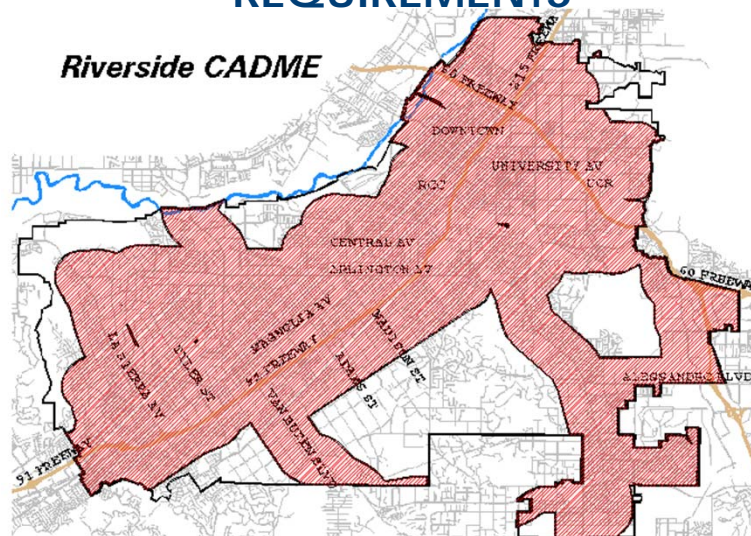
- a) Current ADU requirement - 1 stall
- b) Propose:
 - i. When a garage, carport or covered parking is demolished or converted to an ADU, replacement parking for the primary dwelling is required
 - ii. No parking for the ADU



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EXEMPTIONS FROM ADU PARKING REQUIREMENTS



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DISCUSSION – AMENDMENTS (Continued)

4. Chapter 19.910 - Definitions:

- a) Amends the definition of ADU
- b) Ensures consistency with State's definition



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SUMMARY

1. Complies with State requirements
2. Provides more opportunities for affordable housing
3. Identifies other benefits in Riverside:
 - a) Offers relatively inexpensive option to the typical SFR
 - b) Provides housing suited to family members, students, seniors, etc.
 - c) Provides additional income opportunities for homeowners



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RECOMMENDATIONS

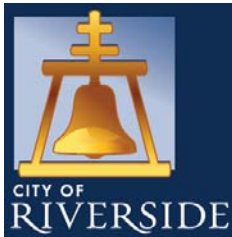
That the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case P18-0865 (Zoning Code Amendment) is exempt from the provisions of the California Environmental Quality Act 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); and
2. **RECOMMEND City Council APPROVAL** of Planning case P18-0865 (AMD) based on the findings outlined in the staff report.



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