

## ACCESSORY DWELLING UNIT ZONING CODE AMENDMENT P18-0865

Community & Economic  
Development Department

City Council  
February 19, 2019

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### PROPOSAL

Amendment to the Riverside Municipal Code's Title 19  
(Zoning Code) to comply with State legislation 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) City Council Amended ADU provisions of Zoning Code
- b) Complied with ADU legislation (AB 2299 & SB 1069)

### 3. January 10, 2019 – State Legislation

- a) Planning Commission recommends revisions
- b) Implements more recent ADU legislation (SB 229 & AB 494)
- c) Requires more streamlining for ADU's



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## PROPOSED AMENDMENTS

### Chapter 19.442 – Accessory Dwelling Unit amendments:

- a) Within an existing single-family residence or an existing accessory structure – only building permit required;
- b) New ADU structures permitted, subject to development standards that generally include:
  - i. Detached, attached, or contained wholly within a single-family residence; and
  - ii. Meet lot coverage, building setback and height requirements.



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## PROPOSED AMENDMENTS

### Chapter 19.442 – Accessory Dwelling Unit amendments (continued):

- c) For all ADUs:
  - i. Located on the same lot as primary single-family residential dwelling;
  - ii. Owner must occupy either the primary- or accessory- dwelling unit;
  - iii. Parking not required - but parking for the primary dwelling retained;
  - iv. Comply with all building codes; and
  - v. Only permitted on a lot that meets the minimum requirements for a single-family dwelling.



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## PROPOSED AMENDMENTS

### Section 19.150.020.B – Incidental Uses Table:

- a) In the RR, RA-5 and RC zones – only allowed in an existing single-family residence or existing accessory structure;
- b) State legislation – may be allowed in single-family or multi-family residential zones; and
- c) In the R-E, R-1, R-3, R-4, MU-N, MU-V, and MU-U zones – allowed in or attached to existing single-family residence or existing accessory structure, or as a new accessory structure.



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## PROPOSED AMENDMENTS

### Section 19.580.050 – Parking Requirements:

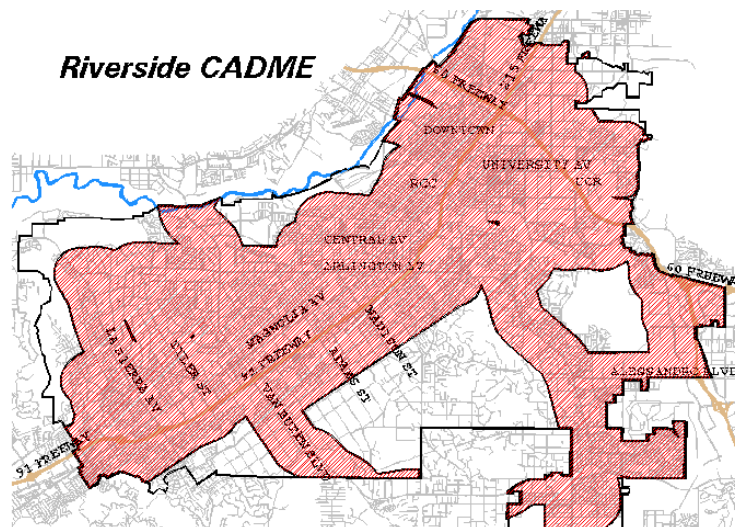
- a) Current ADU requirement - 1 stall;
- b) Proposed:
  - i. Replacement parking required for the primary dwelling when a garage, carport or covered parking is demolished or converted to an ADU; and
  - ii. No parking for the ADU



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## EXEMPTIONS FROM ADU PARKING REQUIREMENTS



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## PROPOSED AMENDMENTS

### Chapter 19.910 - Definitions:

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



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## SUMMARY

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



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## RECOMMENDATIONS

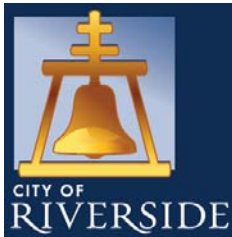
That the City Council:

1. 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);
2. APPROVE Planning case P18-0865 (AMD) based on the findings outlined in the staff report; and
3. INTRODUCE, and subsequently ADOPT an Ordinance amending the accessory dwelling unit provisions of Title 19 (Zoning) of the Riverside Municipal Code.



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