



## ACCESSORY DWELLING UNITS – CLARIFICATIONS

Community & Economic Development Department  
Public Works Department  
Parks, Recreation and Community Services Department  
Riverside Public Utilities

Development Committee  
June 20, 2019

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## BACKGROUND

1. City Council adopted update to ADU regulations  
Zoning Code Chapter 19.442 (March 2019);
2. Questions raised on definitions and fees;
3. Staff requested to:
  - a) Clarify definitions;
  - b) Summarize State legislation on fees; and
  - c) Summarize fees in the City of Riverside.

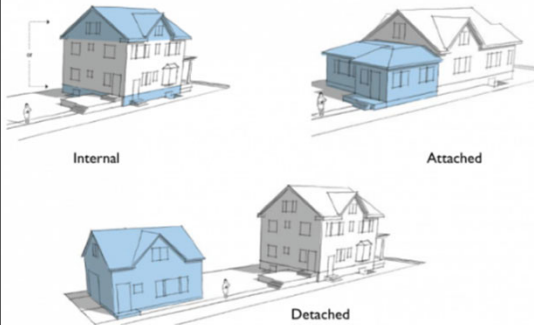


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## WHAT IS AN ACCESSORY DWELLING UNIT? (TITLE 19)

### What is an ADU?



1. Located on the same lot as permitted primary use;
2. Complete independent living facilities (including a kitchen);
3. Attached or detached residential dwelling unit;
4. Requires Separate Addresses (fire, police, mail);
5. Maximum size – 1,200 sq. ft.;
6. Owner occupied - primary house or ADU;
7. No additional parking required; and
8. May be rented – requires a covenant.<sub>3</sub>



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## WHAT IS A JUNIOR ADU? (STATE LAW)

1. Located in an existing single-family dwelling;
2. Efficiency kitchen;
3. Private or shared bathroom okay;
4. Created within an existing, legal bedroom;
5. Maximum size of 500 sq. ft.;
6. Owner occupied - separate exterior entrance for JADU and interior door to the house;
7. No additional parking required; and
8. May be rented - requires a covenant.



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## WHAT ARE ROOM RENTALS? (TITLE 19)

1. Allowed in any single family home;
2. Two individuals - Base Zone standards apply;
3. Three or Four individuals:
  - a) Base Zone standards apply; and
  - b) Room Rental Permit required (free).
4. All Room Rentals:
  - a) Neighborhood Compatibility;
  - b) Health, Safety and General Welfare protected;
  - c) Noise Ordinance compliance;
  - d) Tenants maintain neighborhood peace and order; and
  - e) Property Maintained.



\*\* 5 or more individuals constitutes a boardinghouse \*\*

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## WHAT IS AN ACCESSORY STRUCTURE? (TITLE 19)



1. Subordinate to and incidental to a main building, structure or use on the same lot;
2. Includes garages and sheds;
3. Includes Accessory Living Quarters (definition):
  - a) Pool houses, guest houses, guest units, casitas, etc.;
  - b) No kitchen facilities;
  - c) Not a dwelling unit or separate residence;
  - d) Cannot be rented – covenant required.



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## WHAT IS A TINY HOME? (TITLE 19)

1. At least 100 square feet;
2. Self-contained - basic functional areas (cooking, sleeping, and toiletry);
3. Designed/built to look like a conventional building;
4. Licensed and registered with the DMV;
5. Cannot be moved under own power (NOT an RV);
6. Meets requirements of California State Law to move on Highways;
7. Served by underground utilities; and
8. Tiny Home Community is a group of tiny homes arranged on a single lot.



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## WHAT ARE COTTAGE HOMES?



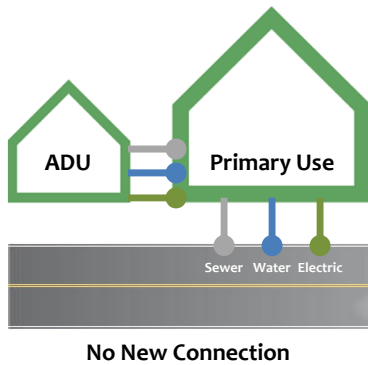
1. Another name for a "small home";
2. Not defined or regulated in the City of Riverside:
  - a) Could be an ADU
  - b) Could be a Tiny Home
3. Can be grouped on one lot:
  - a) Grove Church
  - b) Mulberry Street (HA)



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## WHEN DOES THE STATE LAW ALLOW FOR FEES?



1. Single family homes charged connection fees when built – no new fees for room rentals;
2. For ADU, cannot require new or separate utility connection for conversion;
3. If No New Connection (or contained within the existing space) - No fee connection or capacity charge can be imposed; and
4. Monthly Service Fee can be charged (State Law Silent).

\*\* ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence \*\*

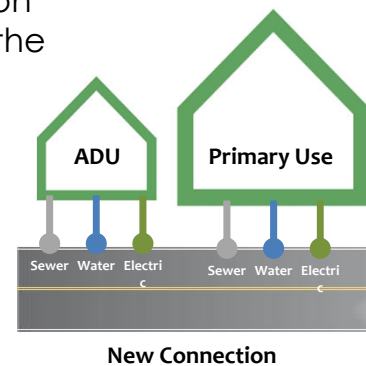
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## WHEN DOES THE STATE LAW ALLOW FOR FEES?

1. Owner requests a new or separate utility connection directly between the accessory dwelling unit and the utility or a new ADU is built;
2. Subject to a connection fee or capacity charge;
3. Proportionate to the burden of the proposed accessory dwelling unit:
  - a) Based upon either its size; or
  - b) Number of its plumbing fixtures; and
  - c) Shall not exceed the reasonable cost of providing this service.
4. Monthly Service Fee can be charged (State Law Silent)



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## FEES - CEDD

### 1. Building & Safety:

- a) Fees are based on project scope, value and size (area per sq. ft.);
- b) Recovers cost to provide services requested (plan check, permit issuance and inspections); and
- c) No change in fee structure proposed.



### 2. Planning:

- a) Current fee - \$236 Plan Check Fee; and
- b) No change in fee structure proposed.



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## FEES – PUBLIC WORKS

### Fees – Initially applied:

- a) Conversions and new connections treated the same;
- b) Fees applied similarly to single-family residential unit:
  - i. Transportation Impact fee (\$525);
  - ii. Traffic and Railroad Signal Mitigation fee (\$190);
  - iii. Sewer Capacity Fee (\$4,143);
  - iv. Storm Drain Fee (only applied to additions and new structures); and
  - v. Street Trees Fees (Base Fee of \$52.00 plus \$0.52 per linear foot of lot frontage).

### Changes to Fee Structure

- a) Conversions and New Connections:
  - i. Transportation Impact fee (\$525);
  - ii. Traffic and Railroad Signal Mitigation fee (\$190); and
  - iii. Street Trees Fees (Base Fee of \$52.00 plus \$0.52 per linear foot of lot frontage).
  - iv. Sewer Service Fee – applied monthly for service of the new ADU.
- b) New Connections Only:
  - i. Sewer Capacity Fee ONLY if applicant requests (\$4,143).



TUMF fees - WRCOG determined that ADUs are exempt

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## FEES – PARKS

1. Local Park Fee - \$3,045
  - a) Impact to local parks fee based on average residents per unit
  - b) 34% less than SFR
2. Aquatics Fee - \$295
  - a) Impact to aquatics fee based on average residents per unit
  - b) 34% less than SFR
3. Regional Park Fee
  - a) Regional/Reserve Parks fee based on sq. ft. of development.
  - b) 12.6 cents per SF for all
4. Trail Fee
  - a) Trails fee based on sq. ft. of development
  - b) 0.179 cents per SF for all
5. No changes proposed for Park fees



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## FEES – RPU



Electric

Water

1. Electric
  - a) All fees charged are related to upgrades/changes to service if required
    - i. Electrical panel upgrade – fee required
    - ii. Disconnect & reconnect fee for panel upgrade- \$200-\$450
    - iii. If an a new service is required, typical cost for design and cable installation ranges from \$2,000-\$6,000 depending on site conditions
2. Water
  - a) No fees charged unless a separate water meter is requested for the ADU
    - i. ¾" meter Backup Facility Capacity Charge - \$2,250
    - ii. ¾" or 1" meter installation - \$1,305-\$1,320
3. No changes proposed for RPU fees <sup>14</sup>



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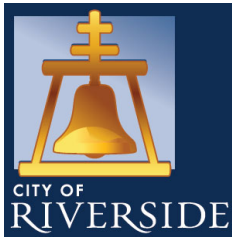
## NEXT STEPS

1. CEDD
  - a) Develop Comprehensive Policy, Program and Ordinance - SB2 funding
    - i. Policy, Program and Ordinance (ADU, JADU, Tiny Homes/Communities, cottage homes)
    - ii. Educational Materials
    - iii. Standard Plans for ADUs
2. Public Works
  - a) Monitor impacts of ADUs – conversions and new structures
3. Parks
  - a) Update 2005 Park Financial Strategy Plan



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## What have we charged?

For Reference Only

ADU FEE ASSESSMENT									
ITEM #	DEPARTMENT	FEE DESCRIPTION	PROJECT TYPE	NEW	EXISTING	EXISTING	EXISTING	EXISTING	
				DETACHED	DETACHED	DETACHED	ATTACHED	ATTACHED	
				SFR	GARAGE	GARAGE	GARAGE	GARAGE	
					CONVERSION	CONVERSION WITH	CONVERSION	CONVERSION WITH	
					ADDITION				
				SQUARE FEET	1200	1100	800	350	767
				CASE NUMBER	18-0913	18-2551	18-2036	18-3536	18-4690
				ISSUED DATE	09/26/2018	09/25/2018	10/22/2018	12/07/2018	04/12/2019
10	Building & Safety	PLAN CHECK RES		724.5	759.5	397	527	564.5	
20		ISSUANCE		30	30	30	30	30	
200		BUILDING - RES		724.5	759.5	397	397	564.5	
205		CBSC		5	6	2	2	3	
220		REINSPECTION		0	0	0	0	0	
230		CHANGE OF ADDRESS		0	0	20	0	0	
300		PLANS AND CALCS IMAGING		174	112	118	76	116	
320		PERMIT IMAGING		8	8	8	8	4	
1700		COPIES OF PERMITS		0	0	0	0	0	
1855		CITY SURCHARGES		248.22	260.71	157.64	171.28	203.58	
4000		CHANGE CONTRACTORS		0	0	0	0	0	
5000		SMIP - RES		14.51	16.53	5.41	0	9.28	
Total - Building & Safety				\$ 1,928.73	\$ 1,952.24	\$ 1,135.05	\$ 1,211.28	\$ 1,494.86	
13	Planning	PLAN CHECK - PLANNING		236	236	236	236	236	
Total - Planning				\$ 236.00	\$ 236.00	\$ 236.00	\$ 236.00	\$ 236.00	
** RPU Water inputs to Permits Plus separate - Not part of Building Permit systems/costs - To date - no new connections (approximately \$5,000) required									

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								04/12/2019
70	Parks	LOCAL PARK		4646	3045	3045	3045	3045
75		REGIONAL PARK		15.94	0	43.37	0	34.03
76		AQUATIC		435	295	295	295	295
77		TRAILS		2.15	0	0.62	0	0.48
Total - Parks				\$ 5,234.09	\$ 3,340.00	\$ 3,383.99	\$ 3,340.00	\$ 3,374.51
51	Public Works	SEWER CONNECT		0	0	0	4143	4143
53		SEWER PERMIT TO CONNECT		0	0	0	42.6	42.6
30		STORM DRAIN		410	0	242	0	0
85		SIGNAL		0	190	0	190	190
95		TRAFFIC		0	525	0	525	525
71		STREET TREE		123.15	150.1	114.35	140.75	124.8
Total - Public Works				\$ 533.15	\$ 865.10	\$ 356.35	\$ 5,041.35	\$ 5,025.40
3902	RPU Electric	ELECT - OTHERS		200	0	0	200	200
n/a	RPU Water	**		0	0	0	0	0
Total - RPU				\$ 200.00	\$ -	\$ -	\$ 200.00	\$ 200.00
TOTAL				\$ 8,131.97	\$ 6,393.34	\$ 5,111.39	\$ 10,028.63	\$ 10,330.77

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