



ACCESSORY DWELLING UNITS – CLARIFICATIONS

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

City Council
September 17, 2019

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BACKGROUND

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

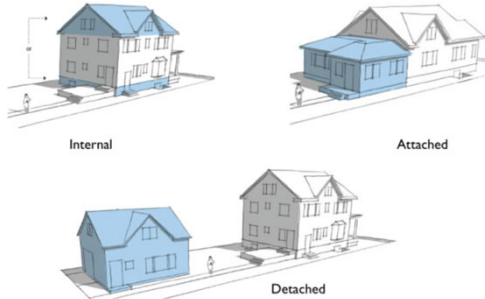


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WHAT IS AN ACCESSORY DWELLING UNIT? (TITLE 19)

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.³



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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
 - b) Room Rental Permit required (no cost)
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
 - 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; and
 - 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, & 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?



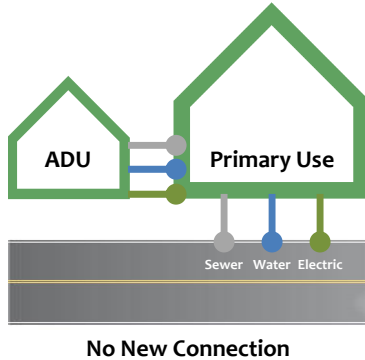
1. Another name for a "small home;"
2. Not defined or regulated in the City of Riverside:
 - a) Could be an ADU
 - b) Could be a Tiny Home
3. Can be grouped on one lot:
 - a) Grove Church
 - b) Mulberry Street (HA)

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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).

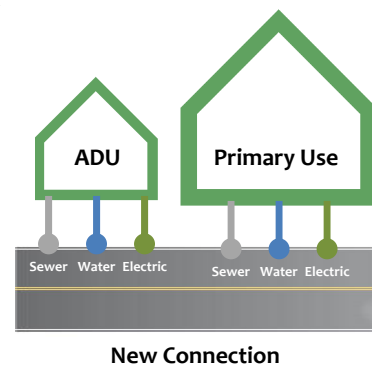
** ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence **

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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);
 - iii. Street Trees Fees (Base Fee of \$52.00 plus \$0.52 per linear foot of lot frontage); and
 - 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, RECREATION & COMMUNITY SERVICES

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

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 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 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.



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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; and
- 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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RECOMMENDATION

That the City Council receive and file an update on definitions and fees related to accessory dwelling units (ADUs).



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