



ACCESSORY DWELLING UNIT REGULATIONS

Community & Economic Development

Land Use, Sustainability and Resiliency Committee
November 8, 2021

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BACKGROUND – CITY COUNCIL ACTIONS

*Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs):
Opportunity to create low-impact, low-cost housing in existing neighborhoods*

- **December 2017:** City Council approves Housing Element Implementation Program (compliance with AB 2299 and SB 1069)
- **Late 2017:** State adopted additional ADU laws (SB 229 and AB 494)
- **February 2019:** City Council approved amendments to the ADU regulations to comply with State law
- **October 2019:** State amended laws to eliminate barriers to constructing ADUs and JADUs
- **July 2020:** City Council approved amendments to the ADU regulations to comply with State law



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HOUSING ELEMENT POLICIES

Related to ADU and JADU Production

- **POLICY HE-1 - AFFORDABLE HOUSING**
Preserve and increase affordable housing options, including subsidized and non-subsidized affordable units for lower-income and environmental justice communities, special needs, and under-served populations, with a particular emphasis on building community wealth.
- **POLICY HE-4 – THRIVING NEIGHBORHOODS**
Facilitate and encourage a variety of new housing types, including both single- and multi-family and missing middle housing, and the necessary public amenities to support a sense of community that results in equitable and sustainable neighborhoods.
- **POLICY HE-5 – REGULATIONS**
Reduce and remove government barriers, where feasible and legally permissible, to reduce costs of housing production and facilitate both ownership and rental opportunities for all residents.
- **POLICY HE-EJ-7 – DEVELOPMENT PROCESS**
Facilitate a development process that promotes design and rehabilitation of housing that is responsive to the needs and desires of the residents of environmental justice communities.



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ADU AND JADU REGULATIONS

Title 19 Chapter 19.442



1. Allowed on any property where residential is permitted
2. Size limitations for ADU and JADU
3. No minimum lot sizes and variations on setbacks
4. No replacement parking requirements
5. Administrative Process
6. No environmental review
7. Limit on Development Impact Fees – Units over 750 SF
8. Allowed
 - A. Single-Family
 - Primary residence and one ADU (owner-occupied or for rent)
 - Primary, one ADU and one JADU (owner-occupied only)
 - B. Multi-Family – ADU only (up to 25% of existing units)
9. In historic districts, require a Certificate of Appropriateness



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WHAT IS AN ADU?

ADU REQUIREMENTS

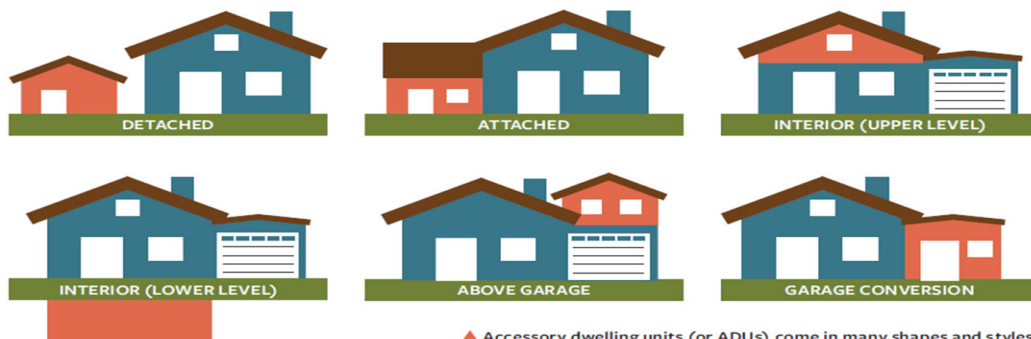
- **Independent housing unit with its own living, cooking, sleeping and bathroom located on the same lot as the primary house**
- Considered accessory because ADUs are typically smaller than the primary house, and are not the main use on the lot
- **Maximum size of 1,200 square feet**
- Separate utilities optional
- Attached to or detached from main house, or conversion of garage, portion of the house, patio, or accessory building on same lot



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ADU OPTIONS



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.



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WHAT IS A JUNIOR ADU?

JADU REQUIREMENTS

- Located **entirely within the single-family house** on the lot
- **Usually converted** from bedroom or other living space
- Has its own cooking facilities and exterior access
- Unlike ADUs, JADUs may share bathrooms with the single-family home
- **Maximum size of 500 square feet**
- Requires property-owner to live on site



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WHAT IS THE CITY DOING TO PROMOTE ADUs?

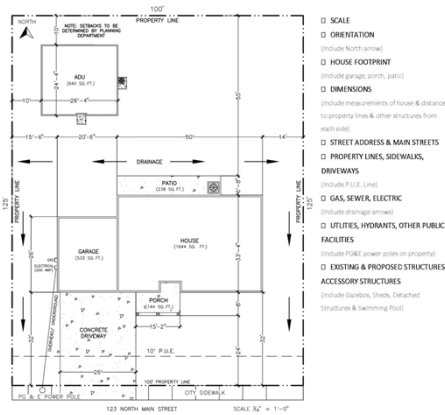
Tiny Homes - Foundation or Chassis

- Workshops/Education
- Permit Ready Plans
- Streamlining Processes
- Dedicated Permit Ready Website

An Introduction to Accessory Dwelling Units

Workshop No. 1
Monday, October 25, 2021
5:30 p.m. – 7:00 p.m.

Speakers:
Christine Saunders, Sagecrest + Environmental
Jonathan Pacheco Bell, Sagecrest + Environmental



Source: City of Stockton
Sample permit-ready ADU plan

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ALTERNATIVE HOUSING OPTIONS

Tiny Home (Chassis)

- **Is licensed and registered with the California Department of Motor Vehicles**
- Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards for construction
- 3rd party inspection agency and certification required
- **Cannot move under its own power**
- Is no larger than allowed by California State Law for movement on public highways
- **Is no smaller than 150 and no larger than 430 square feet** as measured within the exterior faces of the exterior walls
- Utility hook ups required



Image Credit: Hausable

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TINY HOMES AND TINY HOME COMMUNITIES

Definitions (RMC 19.910.210)

- *Tiny home (chassis).* See mobile home.
 - *Mobile home* means a State licensed or registered moveable or transportable vehicle, other than a motor vehicle, designed as a permanent structure intended for occupancy by one family, and having no foundation other than jacks, piers, wheels or skirtings in accordance with applicable standards and meeting the requirements of the California Department of Housing and Community Development.
- *Tiny home community* means a group of tiny homes, constructed either on a chassis or on a foundation, that are arranged in common relationship to one another, usually surrounding a shared common open space area.
- *Tiny home (foundation)* means a dwelling unit that is factory or site-built on a permanent foundation in accordance with applicable codes, laws and standards.

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TINY HOMES AND TINY HOME COMMUNITIES

Where are they allowed today?

- Tiny home (foundation)
 1. Single Parcel
 2. ADUs
- Tiny home (chassis)
 1. Within a Tiny Home Community Only (Similar to Mobile Home Park)
 2. Specific Standards for Tiny Home Communities



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NEXT STEPS

Discussion on additional types/regulations for ADUs

1. Location Requirements
2. Design Criteria/Standards
3. Review Process
4. Utility Connection Requirements
5. Applicable Fees



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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#2 COMMUNITY WELL-BEING

2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee:

1. Receive a report on the City's current Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations; and
2. Provide feedback and direction to staff on next steps.



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