

Chapter 19.525**SECOND DWELLING UNITS****19.525.010 Purpose.****19.525.020 Applicability and Permit Requirements.****19.525.030 Site Location, Operation and Development Standards.****19.525.010 Purpose.**

The purpose of regulating second dwelling units is required by State law pursuant to Government Code Section 65852.2 and to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.525.020 Applicability and Permit Requirements.

Second dwelling units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.525.030 Site Location, Operation and Development Standards.

- A. The lot size shall be the minimum lot area of 10,000 square feet or the minimum lot area required by the underlying zone, whichever is greater.
- B. Lot coverage shall be the same as the underlying zone.
- C. Second dwellings are not allowed in the rear yard setback.
- D. The number of total dwellings permitted on a single lot in any single-family residential zone, except the RR, RC and RA-5 Zones, shall be limited to no more than two, that may include the primary dwelling and either a second dwelling, auxiliary dwelling unit, a guest house, or accessory living quarters. The second dwelling may be established within or connected to the primary dwelling.
- E. The minimum floor area requirement for a second dwelling shall be 400 square feet, excluding attached or covered parking and unenclosed patio covers.
- F. There is no maximum size for the second dwelling, except that size shall be limited by meeting all of the lot development standards for the underlying zone.
- G. For a detached second dwelling, the height shall be limited to a single-story, 20-foot-high building. An existing second story constructed as part of the original building permit for the primary dwelling may be converted to a second dwelling; however, any second story addition to a dwelling constructed in conjunction with a building permit issued separately from the original permit may not be converted to a second dwelling.
- H. Detached and attached second dwellings shall be required to meet the minimum lot line building setback requirements of the underlying zone.
- I. A detached second dwelling shall have a minimum building wall separation from the primary dwelling of 15 feet.

- J. (P06-0858, CC Approval 09/19/2006)
- K. The second dwelling shall have a separate, minimum one car, covered parking space.
- L. The parking space shall be separate from and in addition to parking provided for the primary dwelling.
- M. The parking space shall not be permitted within the building setbacks.
- N. Additional driveways and driveway openings are permitted only where allowed by this Zoning Code.
- O. The second dwelling shall be designed to match the primary dwelling in architectural style, colors, and materials. If a property is located within the boundaries of a designated historic district, the second dwelling shall comply with the Citywide Residential Historic District Design Guidelines. No exterior stairways may be visible from the public right-of-way, excepting from alleys.
- P. One of the two dwellings, either the primary or second dwelling, is required to be occupied by the owner of the property.
- Q. If one of the dwellings is not owner occupied for any period longer than 30 days, one of the 2 dwellings is required to be converted to accessory living quarters or a guest house, and kitchen facilities shall be removed in accordance with this Title.
- R. A covenant shall be recorded with the Riverside County Recorder on the property, subject to approval of the Planning Division and City Attorney's Office, to restrict the property with the requirements of this section prior to issuance of a building permit for the second dwelling. This use restriction shall be binding upon any successor in ownership of the property.
- S. A discretionary permit is required for a second dwelling unit not in compliance with all of the provisions of 19.525.030 (this section). (Ord. 6966 §1, 2007)