

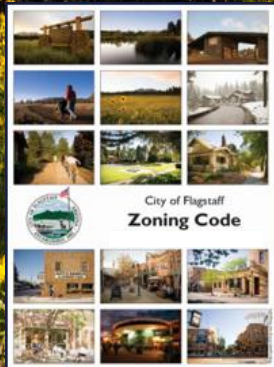
# Updates to Zoning Code 2021 – Accessory Dwelling Unit and Accessory Structure Encroachments Requirements

City's Request to  
Amend the Zoning Code

Case PZ-21-00066



Dan Symer, AICP  
Zoning Code Manager





# Accessory Dwelling Units and Accessory Structure Encroachments Requirements

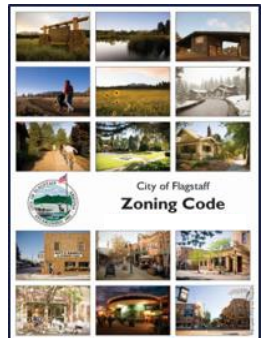


## City's Proposed Zoning Code Text Amendment

### *Purpose:*

### Amend the Zoning Code to

- **Modify the existing Accessory Dwelling Unit provisions to address the location and height allowances for Attached, Detached, and Interior Accessory Dwelling Units**
- **Consolidate the accessory structure encroachments provision into one table**

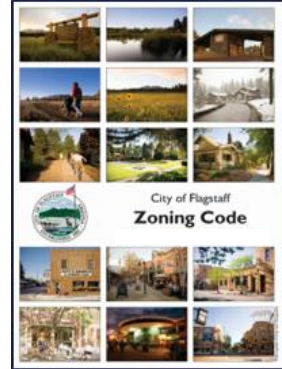
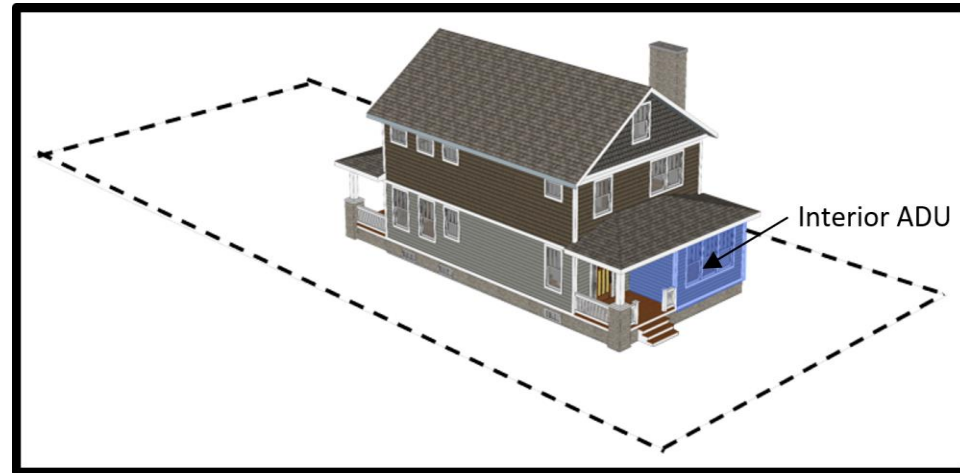
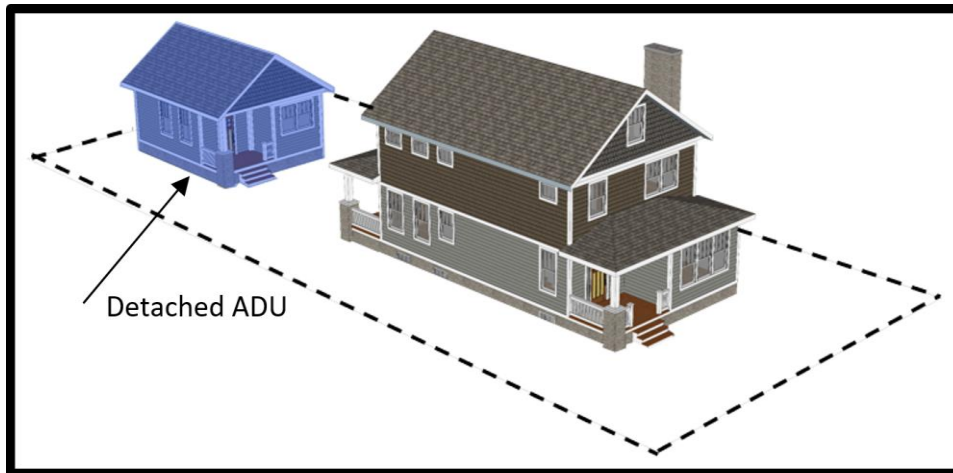
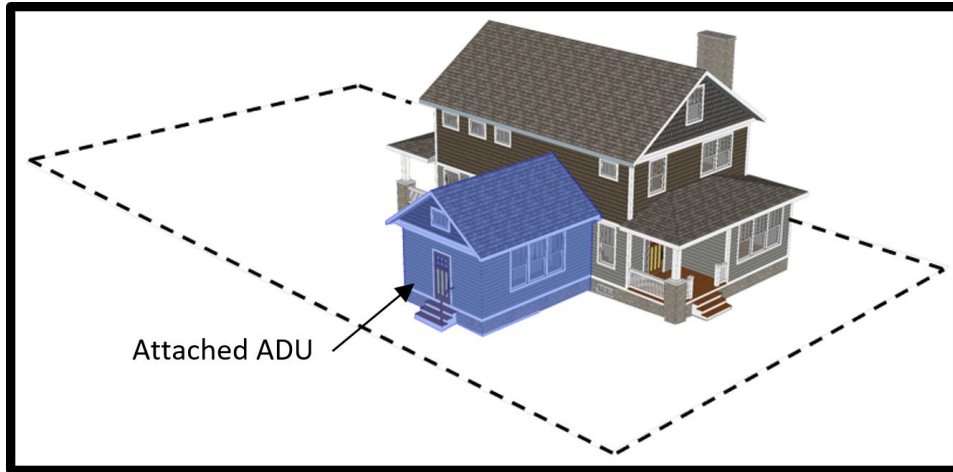




# Accessory Dwelling Units and Accessory Structure Encroachments Requirements



## Types of Accessory Dwelling Units





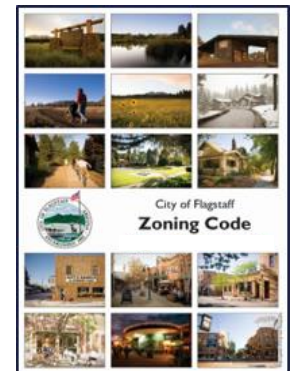
# Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Detached Accessory Dwelling Units to encroach into the required interior and rear setback**
- **Proposed Allowance**
  - **Five foot setback from interior side property**
  - **Five foot setback from rear property line, except allow a zero foot setback adjacent to public or private alley**
  - **Sixteen foot building height allowance**
  - **Allow the first floor of a existing garages to be used in as Detached Accessory Dwelling Unit**





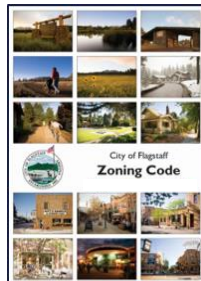
# Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- A detached ~~garage~~ **ACCESSORY STRUCTURE** constructed prior to February 16, 2016 that is in the minimum setback(s) of subsection (5)(a)(i) of this Table or in the street side setback may be converted to an ADU or have an ADU ~~above the garage~~ as a second floor, provided that **THERE IS** no exterior additions or an increase in building height ~~is developed to accommodate the ADU~~ **WITHIN THE MINIMUM SETBACK(S)**.





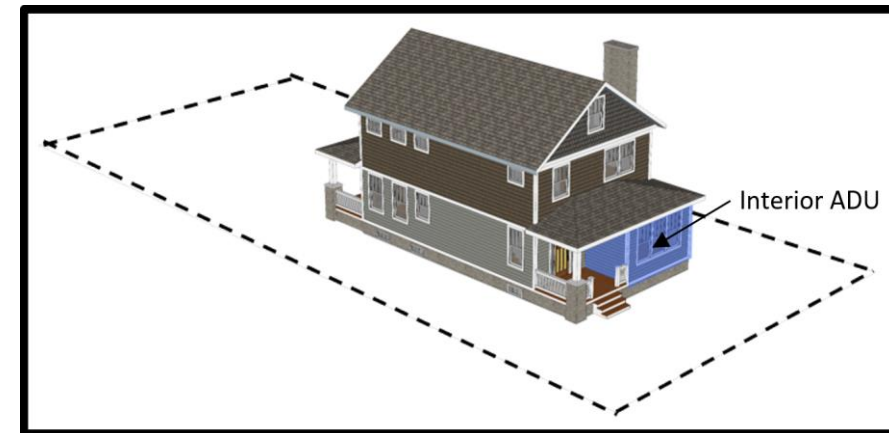
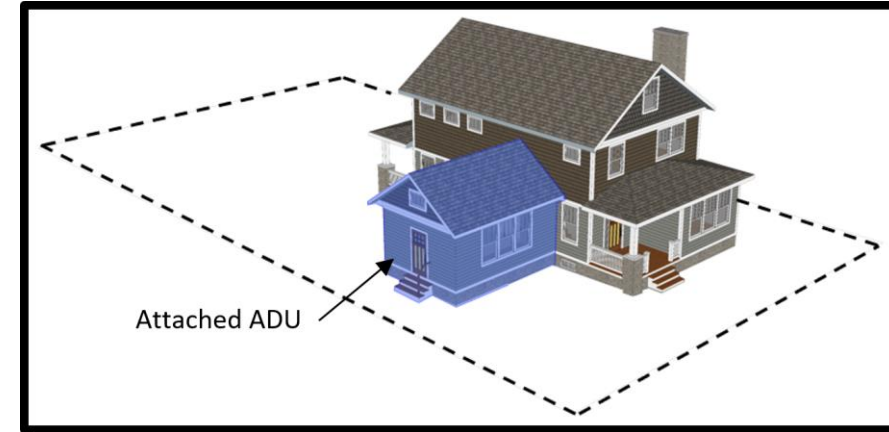
# Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Interior and Attached Accessory Dwelling Unit**
  - **Maintain the existing setback requirements**
  - **Proposed to allow Interior and Attached Accessory Dwelling Unit to be constructed to the height allowed by the property's zoning**





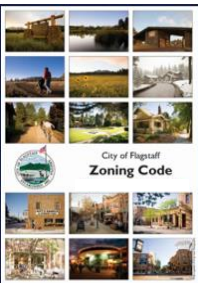
# Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

- **Incentive the development of an Accessory Dwelling Unit by allowing the property owner to lease both the Accessory Dwelling Unit and the Single-Family Dwelling Unit if they agree to restrictive covenant or agreement prohibiting the units from being leased less than 30 days**
- **Consolidate the accessory structure encroachments provision into one table**





# Accessory Dwelling Unit and Accessory Structure Encroachments Requirements

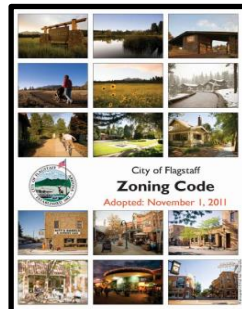


## Staff Recommendation

### Findings for Zoning Code Text Amendments:

- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

**Planning and Zoning Commission and Staff recommends approval**





# Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



## Questions and Comments

