

ORDINANCE NO. 546

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUNSMUIR AMENDING THE ZONING CODE BY AMENDING SECTION 17.04.050 – DEFINITIONS; SECTION 17.12.020 – SINGLE FAMILY RESIDENTIAL R-1 DISTRICT; SECTION 17.12.030 – DUPLEX RESIDENTIAL R-2 DISTRICT; SECTION 17.12.040 – MULTIPLE-FAMILY RESIDENTIAL R-3 DISTRICT; SECTION 17.12.050 – MULTIPLE-RESIDENTIAL AND PROFESSIONAL R-4 DISTRICT; SECTION 17.12.060 – NEIGHBORHOOD COMMERCIAL C-1 DISTRICT; SECTION 17.12.070 – CENTRAL COMMERCIAL C-2 DISTRICT; ADD SECTION 17.16.100 – SECOND DWELLING UNITS; ADDING SECTION 17.16.110 - SINGLE-ROOM OCCUPANCY RESIDENTIAL UNIT (SRO); ADDING SECTION 17.16.120 - EMERGENCY SHELTERS; AND ADDING CHAPTER 17.36 - AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES.

WHEREAS, the City of Dunsmuir's 2009-2014 Housing Element promotes the provision of a variety of housing types to serve the community's needs; and

WHEREAS, the Housing Element also provides an opportunity for the City to demonstrate how this goal will be achieved; and

WHEREAS, according to State law, the Housing Element must provide information, policies and programs to encourage the development of housing to meet the needs of all the City's residents; and

WHEREAS, on June 3, 2010, the City Council of the City of Dunsmuir adopted the 2009-2014 Housing Element of the City's General Plan; and

WHEREAS, the Plan requires the City to amend the Dunsmuir Municipal Code in order to provide for a variety of housing types and in order to comply with State law; and

WHEREAS, the changes included in Attachment A hereto are consistent with the policies, standards, and land uses specified in the General Plan and any applicable specific plan; and

WHEREAS, the changes included in Attachment A hereto are consistent and compatible with the uses authorized in, and the regulations prescribed for, the zoning districts for which they are proposed; and

WHEREAS, the Planning Commission reviewed the amendments included in Attachment A hereto to Title 17, Zoning, at the Commission's regularly scheduled meeting on April 1, 2015; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed amendments to Title 17, Zoning, in order to provide the community and interested parties the opportunity to comment on the proposed amendments; and

WHEREAS, the Planning Commission determined the procedure for reasonable accommodations and the amendments to Title 17, Zoning, meet the standards to qualify as being exempt from further review pursuant to the California Environmental Quality Act (CEQA) under Section 15061(b)(3), *General Rule* of the State CEQA Guidelines.

WHEREAS, the Planning Commission adopted PC Resolution No. 2015-04 recommending these amendments to the Zoning Code be adopted by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUNSMUIR DOES ORDAIN AS FOLLOWS:

Section 1. That the amendments to Title 17, Zoning of the City of Dunsmuir City Code as contained in Attachment A hereto and made a part hereof are adopted.

Section 2. Severability. If any section, subsection, sentence, clause, phrase or portion of the Ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances. The City Council of the City of Dunsmuir hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

Section 3. Publication. The City Clerk shall cause this Ordinance to be published or posted in accordance with California Government Code section 36933 and shall certify to the adoption of this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

* * * * *

Introduced and first read at a regular meeting of the City Council on the 21st day of May, 2015,
by the following vote:

AYES:	Syrrist, Spurlock, Keisler
NOES:	None
ABSENT:	Craig
ABSTAINING:	None

Final passage and adoption by the City Council of the City of Dunsmuir occurred at a
regular meeting thereof held on the 18th day of June, 2015, by the following vote:

AYES:	Craig, Deutsch, Spurlock, Keisler
NOES:	None
ABSENT:	Syrrist
ABSTAINING:	None

ATTEST:

Dave Keisler, Mayor

Kathryn Wilson, City Clerk

ORDINANCE NO. 546

Attachment A

Housing Element Implementation Code Amendment

(Additions are underlined, deletions are ~~overstruck~~)

Chapter 17.04

GENERAL PROVISIONS

17.04.050 – Definitions.

- B. Definitions. For the purpose of this title, certain terms used herein are defined as follows:

“Density bonus” means a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan.

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.

“Employee housing – large” means housing for employees consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household.

“Employee housing – small” means housing for employees consisting of six or fewer persons in a single family dwelling.

“Family” means one or more persons occupying the premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family may include the clients of group homes. ~~-A family may include not more than two paying guests.~~

“Group care home - large” means a privately operated residential home or facility of any capacity that provides services in a group setting to more than six persons who are in need of twenty-four (24) hour-a-day care and/or supervision. ~~(A state authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a twenty-four (24) hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single family dwellings. (Welfare and Institutions Code Section 5116.))~~

“Group care home - small” means a privately operated residential home or facility of any capacity that provides services in a group setting to six or less persons who are in need of twenty-four (24) hour-a-day care and/or supervision.

“Second dwelling unit” means a second permanent dwelling that is accessory to a primary dwelling on the same site. A secondary unit provides permanent facilities for living, sleeping, eating, cooking, and sanitation.

“Single-room occupancy residential unit” means a compact dwelling unit with limited cooking and living facilities that is the primary residence of its occupant(s) and is within a multiple-unit structure.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target populations as defined by 53260(d) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

“Transitional housing” means a building configured as rental housing development, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Chapter 17.12

USE REGULATIONS FOR SPECIFIC DISTRICTS

17.12.020 – Single-family residential R-1 district.

Uses: None but the following uses, or uses which in the opinion of the planning commission are similar will be allowed	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage by Buildings or Structures
			Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Single-family dwellings	No	30	6,500	5,500	65	55	40%
<u>Second dwelling unit¹</u>	<u>No</u>	<u>30</u>	=	=	=	=	<u>40%</u>
<u>Employee housing - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Supportive housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Transitional housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - large</u>	Yes	To be determined on an individual basis					

¹See Section 17.16.100

Uses	Minimum Front Yard Required (Feet)	Minimum Side Yard Required (Feet)		Minimum Rear Yard Required (Feet)		Minimum Lot Area Per Family Unit	Minimum Off-Street Parking Space Required The planning commission may prescribe the amount of parking for uses not listed herein
		Corner Lot	Interior Lot	Corner Lot	Interior Lot		
Single-family dwellings	20	10	5	20	20	5,500	One garage or carport per dwelling
<u>Second dwelling unit¹</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>0</u>	<u>One parking space per bedroom</u>
<u>Employee housing - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Supportive housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Transitional housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - large</u>	To be determined on an individual basis						

¹See Section 17.16.100

17.12.030 – Duplex residential R-2 district.

Uses: None but the following uses, or uses which in the opinion of the planning commission are similar will be allowed	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage by Buildings or Structures
			Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Duplexes	No	35	6,500	5,500	65	55	50%
<u>Employee housing - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Supportive housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Transitional housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - large</u>	Yes	To be determined on an individual basis					

¹See Section 17.16.100

Uses	Minimum Front Yard Required (Feet)	Minimum Side Yard Required (Feet)		Minimum Rear Yard Required (Feet)		Minimum Lot Area Per Family Unit	Minimum Off-Street Parking Space Required The planning commission may prescribe the amount of parking for uses not listed herein
		Corner Lot	Interior Lot	Corner Lot	Interior Lot		
Duplexes	20	10	5	20	20	2,750	One garage or carport per dwelling
<u>Second dwelling unit¹</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5,500</u>	<u>One parking space per bedroom</u>
<u>Employee housing - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Supportive housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Transitional housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - large</u>	To be determined on an individual basis						

¹See Section 17.16.100

17.12.040 – Multiple-family residential R-3 district.

Uses: None but the following uses, or uses which in the opinion of the planning commission are similar will be allowed	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage by Buildings or Structures
			Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Multiple-family dwellings	No	35	6,500	5,500	65	55	75%
<u>Employee housing - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Supportive housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Transitional housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - large</u>	Yes	To be determined on an individual basis					
<u>Single-room occupancy residential unit²</u>	<u>Yes</u>	<u>35</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>75%</u>

¹See Section 17.16.100

²See Section 17.16.110

Uses	Minimum Front Yard Required (Feet)	Minimum Side Yard Required (Feet)		Minimum Rear Yard Required (Feet)		Minimum Lot Area Per Family Unit	Minimum Off-Street Parking Space Required The planning commission may prescribe the amount of parking for uses not listed herein
		Corner Lot	Interior Lot	Corner Lot	Interior Lot		
<u>Second dwelling unit¹</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5,500</u>	<u>One parking space per bedroom</u>
<u>Employee housing - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Supportive housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Transitional housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - large</u>	To be determined on an individual basis						
<u>Single-room occupancy residential unit²</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>20</u>	<u>1,000</u>	<u>One parking space for every two units</u>

¹See Section 17.16.100

²See Section 17.16.110

17.12.050 – Multiple-residential and professional R-4 district.

Uses: None but the following uses, or uses which in the opinion of the planning commission are similar will be allowed	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage by Buildings or Structures
			Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Multiple-family dwellings	No	35	6,500	5,500	65	55	75%
<u>Second dwelling unit¹</u>	<u>No</u>	<u>30</u>	=	=	=	=	<u>40%</u>
<u>Employee housing - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Supportive housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Transitional housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Single-room occupancy residential unit²</u>	<u>Yes</u>	<u>35</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>75%</u>
<u>Group care homes - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - large</u>	Yes	To be determined on an individual basis					

¹See Section 17.16.100

²See Section 17.16.110

Uses	Minimum Front Yard Required (Feet)	Minimum Side Yard Required (Feet)		Minimum Rear Yard Required (Feet)		Minimum Lot Area Per Family Unit	Minimum Off-Street Parking Space Required The planning commission may prescribe the amount of parking for uses not listed herein
		Corner Lot	Interior Lot	Corner Lot	Interior Lot		
<u>Second dwelling unit¹</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5,500</u>	<u>One parking space per bedroom</u>
<u>Employee housing - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Supportive housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Transitional housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Single-room occupancy residential unit²</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>20</u>	<u>1,000</u>	<u>One parking space for every two units</u>
<u>Group care homes - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - large</u>	To be determined on an individual basis						

¹See Section 17.16.100

²See Section 17.16.110

17.12.060 – Neighborhood commercial C-1 district.

Uses: None but the following uses, or uses which in the opinion of the planning commission are similar will be allowed	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage by Buildings or Structures
			Corner Lot	Interior Lot	Corner Lot	Interior Lot	
<u>Employee housing - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Supportive housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Transitional housing</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Single-room occupancy residential unit¹</u>	<u>Yes</u>	<u>35</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>75%</u>
<u>Group care homes - small</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - large</u>	Yes	To be determined on an individual basis					

¹See Section 17.16.110

Uses	Minimum Front Yard Required (Feet)	Minimum Side Yard Required (Feet)		Minimum Rear Yard Required (Feet)		Minimum Lot Area Per Family Unit	Minimum Off-Street Parking Space Required The planning commission may prescribe the amount of parking for uses not listed herein
		Corner Lot	Interior Lot	Corner Lot	Interior Lot		
<u>Employee housing - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Supportive housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Transitional housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Single-room occupancy residential unit¹</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>20</u>	<u>1,000</u>	<u>One parking space for every two units</u>
<u>Group care homes - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - large</u>	To be determined on an individual basis						

¹See Section 17.16.110

17.12.070 – Central commercial C-2 district.

Uses: None but the following uses, or uses which in the opinion of the planning commission are similar will be allowed	Use Permit Required	Maximum Allowable Height (Feet)	Minimum Building Site Required (Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage by Buildings or Structures
			Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Churches, schools, parks, playgrounds, and public buildings and residential uses	Yes	As specified in the R district, Sections 17.12.020, 17.12.030, 17.12.040					
<u>Residential uses, second floor and above only</u>	<u>No</u>	<u>As specified in the R district, Sections 17.12.020, 17.12.030, 17.12.040</u>					
<u>Employee housing - small, second floor and above only</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Supportive housing, second floor and above only</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Transitional housing, second floor and above only</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Group care homes - small, second floor and above only</u>	<u>No</u>	<u>30</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>40%</u>
<u>Emergency Shelter¹</u>	<u>No</u>	<u>35</u>	<u>6,500</u>	<u>5,500</u>	<u>65</u>	<u>55</u>	<u>75%</u>

¹See Section 17.16.120

Uses	Minimum Front Yard Required (Feet)	Minimum Side Yard Required (Feet)		Minimum Rear Yard Required (Feet)		Minimum Lot Area Per Family Unit	Minimum Off-Street Parking Space Required The planning commission may prescribe the amount of parking for uses not listed herein
		Corner Lot	Interior Lot	Corner Lot	Interior Lot		
Churches, schools, parks, playgrounds , and public buildings and residential uses	As specified in the R districts, Sections 17.12.020, 17.12.030, 17.12.040						
<u>Residential uses, second floor and above only</u>	<u>As specified in the R districts, Sections 17.12.020, 17.12.030, 17.12.040</u>						
<u>Employee housing - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Supportive housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Transitional housing</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Group care homes - small</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>20</u>	<u>5,500</u>	<u>One garage or carport per dwelling</u>
<u>Emergency Shelter¹</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>20</u>	=	<u>See 17.12.120</u>

¹See Section 17.12.120

(Note: New Sections added to Chapter 17.16 Use Regulations Generally)

Chapter 17.16

USE REGULATIONS GENERALLY

Sections:

17.16.080 – Nonconforming buildings.

17.16.090 – Fences, hedges, walls and equivalent screening.

17.16.100 – Second dwelling units.

17.16.110 – Single-room occupancy residential unit (SRO).

17.16.120 – Emergency shelters.

17.16.100 – Second dwelling units.

The following development standards shall apply to second dwelling units:

- A. The maximum square footage of a second dwelling unit is 1,200 square feet.
- B. Either the second dwelling unit or the primary dwelling unit must be occupied by an owner of the property.
- C. The required off-street parking for the primary dwelling unit and one off-street parking space per bedroom for the second dwelling unit must be provided.
- D. One second dwelling unit per parcel is allowed.
- E. The second dwelling unit can be attached or detached from the primary dwelling unit.
- F. The second dwelling unit shall be architecturally compatible with the primary dwelling unit or the immediate neighborhood.
- G. The second dwelling unit shall be compatible with the scale of adjoining residence and blend into the existing neighborhood.
- H. All HVAC or other mechanical units shall be placed not in public view or shall be screened from public view by a fence, wall or permanent landscaping.
- I. The second dwelling unit shall not exceed the allowable density for the lot upon which it is located.

17.16.110 Single-room occupancy residential unit (SRO).

The following development standards shall apply to single-room occupancy residential units:

- A. Tenancy of single-room occupancy residential units shall not be less than thirty (30) days.
- B. Each unit shall accommodate a maximum of two (2) persons.
- C. No unit may exceed four hundred (400) square feet.
- D. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.

- E. Common laundry facilities shall be provided at a rate of one (1) washer and dryer per ten (10) units, with a minimum of one (1) washer and dryer.
- F. An on-site management office or manager's unit shall be provided.
- G. On-site parking shall be provided at a rate of one (1) space for every two (2) units.
- H. Each unit shall have a separate closet.

17.16.120 Emergency shelters.

The following development standards shall apply to emergency shelters:

- A. The maximum number of beds shall be fifteen (15).
- B. The emergency shelter shall provide on-site parking at a rate of one (1) space for staff plus one (1) space per five (5) allowed occupants.
- C. A written management plan is required for all emergency shelters that includes provisions for staff training, neighborhood outreach, transportation, security, client services, and food services.
- D. The maximum term of staying at an emergency shelter is six (6) months in a consecutive twelve (12) month period.

(Note: New Chapter added to Title 17)

Chapter 17.36

AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES

Sections:

17.36.010 Purpose.

17.36.020 Applicability.

17.36.030 Application and approval.

17.36.040 Planning Commission recommendation.

17.36.050 Determination of housing density bonus or incentives.

16.78.010 Purpose.

The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of low income and moderate income housing in housing developments proposed within the City.

16.78.020 Applicability.

When a developer enters into an agreement pursuant to Government Code Section 65915 consisting of at least one of the following:

- A. Five (5) percent of units restricted to very low-income households; or
- B. Ten (10) percent of the total units of a housing development restricted to low-income households; or
- C. Ten (10) percent of the total for-sale of a common interest housing development restricted to moderate-income households; or
- D. The project donates at least one (1) acre of land with the appropriate general plan, zoning, permitting, and approvals and access to public facilities needed for such housing to the city for very low-income units; or
- E. The project is restricted to seniors.

The developer shall be eligible for housing density bonuses and incentives as listed in Government Code Section 65915.

16.78.030 Application and approval.

Any person requesting a housing density bonus, incentives, or concessions shall apply for a development agreement. Density bonus, incentives, or concessions shall be granted by approval of the development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus, incentive and/or concession.

16.78.040 Planning Commission recommendation.

Prior to Council action on a development agreement providing a housing density bonus or incentives, the Commission, if applicable, shall consider the development agreement and make a recommendation to the Council.

16.78.050 Determination of housing density bonus or incentives.

The project developer may specify the requested housing density bonus or incentives; however, the City may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.