



1 that is not addressed in this section, and adversely affects the public health, safety  
2 and welfare.

3 (2) An overlay zone in the unincorporated community of Mecca shall be  
4 identified as the Mecca Additional Dwelling Unit Overlay Zone (MADUO) on the  
5 County's official zoning map and shall be bounded by 7<sup>th</sup> Street to the North, 66<sup>th</sup>  
6 Avenue to the South, Lincoln Street to the West, Hammond Road to the Southwest,  
7 and Johnson Street to the East.

8 (3) As provided for in state law, additional dwelling units permitted pursuant to  
9 this Section do not exceed the allowable density for the lot upon which the  
10 additional dwelling units are located and constitute a residential use that is  
11 consistent with the general plan and zoning designation for that lot.

12 c. DEFINITIONS. As used in this Section, the following terms shall have the  
13 following meanings:

14 (1) Additional Dwelling Unit. An attached or detached secondary dwelling unit  
15 which provides complete independent living facilities for one or more  
16 persons that is not a primary one-family dwelling. It shall include  
17 permanent provisions for living, sleeping, eating, cooking, and sanitation on  
18 the same lot as the primary one-family dwelling is situated.

19 (2) Living area. The interior habitable area of an additional dwelling unit  
20 including basements and attics but does not include a garage or any  
21 accessory structure.

22 d. APPLICATION. An application for an additional dwelling unit permit shall be  
23 made in writing to the Planning Director on the forms provided by the Planning  
24 Department and shall be accompanied by the filing fee as set forth in County  
25 Ordinance No. 671 for a plot plan which is exempt from the California  
26 Environmental Quality Act (CEQA) and is not reviewed by any governmental  
27 agency other than the Riverside County Planning Department. An application for  
28 more than one additional dwelling unit permit shall be made in writing to the

1 Planning Director on the forms provided by the Planning Department and shall be  
2 accompanied by the filing fee as set forth in County Ordinance No. 671 for a plot  
3 plan which is exempt from CEQA and is transmitted to one or more governmental  
4 agency other than the Riverside County Planning Department. All applications  
5 shall include the following information:

- 6 (1) Name and address of the applicant, and evidence that the applicant is the  
7 owner of the property.
- 8 (2) Assessor's parcel number of the property.
- 9 (3) A plot and development plan drawn in sufficient detail to clearly describe  
10 the following:
  - 11 i.) Physical dimension of the property.
  - 12 ii.) Location and dimension of all existing and proposed  
13 structures, walls, fences and landscaping.
  - 14 iii.) Location and dimensions of all existing and proposed  
15 easements, septic tanks, leach lines, seepage pits, drainage  
16 structures and utilities.
  - 17 iv.) Location, dimensions, and names of all adjacent roads,  
18 whether public or private, showing the location of the  
19 street centerline and all existing improvements such as  
20 sidewalks, curbs, gutters and curb cuts.
  - 21 v.) Setbacks.
  - 22 vi.) Existing and proposed methods of circulation, including  
23 ingress and egress, driveways, parking areas and parking  
24 structures.
  - 25 vii.) Topography of the property, including the mapping of all  
26 areas with a slope in excess of 25 percent.
- 27 (4) Panoramic color photographs showing the property from all sides and  
28 showing adjacent properties.

- (5) A description of walls, landscaping, and architectural treatments proposed for the additional dwelling unit(s).
- (6) A clearance letter from the County Health Department with respect to any proposed water or sanitary facilities.
- (7) Written confirmation from any water district or sewer district providing service of the availability of service.
- (8) Such additional information as shall be required by the Planning Director.

e. REVIEW AND NOTICE OF DECISION. Upon acceptance of an application as complete, the Planning Director shall transmit a copy of the application to the County Fire Department. Prior to the issuance of the additional dwelling unit permit, the Fire Chief or his designee will consider the application to ensure that it provides all-weather access for emergency vehicles to any additional dwelling unit located more than 150 feet from a public right-of-way.

- (1) For the first additional dwelling unit on a lot, the Planning Director shall consider the application ministerially without discretionary review or a hearing. Notice of decision on the application shall be mailed to the applicant. The decision of the Planning Director shall be final.
- (2) For each additional or subsequent additional dwelling unit on a lot, the approval of a plot plan pursuant to Section 18.30 of this ordinance shall be required. All plot plans required pursuant to this subsection shall be subject to the hearing requirements of Section 18.30 d. (2).

f. DEVELOPMENT STANDARDS. No additional dwelling unit permit shall be approved unless it complies with the following requirements:

- (1) The lot is zoned for a one-family dwelling as a permitted use.
- (2) The lot contains only one existing primary detached one-family dwelling unit, and the existing primary dwelling unit will be the dwelling unit of an owner-occupant.

- 1 (3) Each additional dwelling unit shall be used as a dwelling unit only, and no  
2 business or home occupations of any kind may be conducted in the  
3 additional dwelling unit.
- 4 (4) Each additional dwelling unit shall be located at the rear or in the side  
5 portions of the lot and shall not be located in front of the existing primary  
6 dwelling unit.
- 7 (5) Each additional dwelling unit on the lot shall be on a permanent foundation.
- 8 (6) Off-street parking shall be required for each additional dwelling unit in  
9 addition to any off-street parking requirements for the existing primary  
10 dwelling unit. A minimum of one off-street parking space shall be provided  
11 for each additional dwelling unit on the lot. The required off-street parking  
12 for the additional dwelling unit(s) may be located in setback areas or  
13 through tandem parking. No recreational trailers will be permitted to park  
14 in the tandem parking or in the setback areas.
- 15 (7) No additional dwelling unit shall exceed the height of the existing primary  
16 dwelling unit.
- 17 (8) Any additional dwelling unit located more than 150 feet from a public right-  
18 of-way shall provide all-weather access for emergency vehicles.
- 19 (9) The allowable living area for each additional dwelling unit shall be a  
20 minimum of 320 square feet and a maximum of 1000 square feet.  
21 Additional dwelling units in the MADUO shall not be subject to the  
22 provisions of 18.11 of this ordinance.
- 23 (10) Written confirmation from the sewer district having jurisdiction of the  
24 availability of sewer service for the additional dwelling unit(s) or written  
25 approval from the County Health Department for use on an existing or new  
26 septic system shall be required. Written confirmation from the water  
27 district having jurisdiction of the availability of water service for the  
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1 additional dwelling unit(s) or written approval from the County Health  
2 Department for use of an existing or new well shall be required.

3 (11) Additional dwelling units shall not be permitted in those areas of the  
4 MADUO which have significant problems with regard to water availability  
5 or quality, sewage disposal or other public health or safety concerns.  
6 Prohibited areas shall include, but not be limited to, those areas where a  
7 development moratorium has been imposed, including a moratorium for  
8 water or sewer, whether imposed by the County or another public agency  
9 with the authority to impose a development moratorium. Nothing in this  
10 subsection should be construed so as to limit the types of development  
11 moratoriums that can be imposed so as to prohibit the issuance of an  
12 additional dwelling unit permit.

13 (12) Each additional dwelling unit on the lot shall be serviced with separate  
14 water and electric meters.

15 (13) Each additional dwelling unit on the lot shall be identified by its own street  
16 address number to be obtained by the applicant from the Riverside County  
17 Transportation and Land Management Agency.

18 (13) In no event shall the number of additional dwelling units on any lot in the  
19 MADUO exceed three.

20 (14) With the exception of lot coverage and the development standards identified  
21 in this Section, additional dwelling units shall comply with all development  
22 standards of the zone in which the lot is located, including but not limited  
23 to, building height and setbacks.

24 (15) No additional dwelling unit shall be nearer than ten feet to any other  
25 structure on the lot, including any permitted accessory structures.

26 (16) In addition to all other development standards, the additional dwelling units  
27 must be compatible with the architecture of the primary dwelling unit and  
28 consistent with the character of the surrounding neighborhood.

1 g. CONDITIONS. An additional dwelling unit permit shall be subject to such  
2 conditions as are necessary to assure compliance with this ordinance and any other  
3 provision of law, including without limitation, the following:

- 4 (1) The additional dwelling unit may not be sold as a separate unit.
- 5 (2) A dwelling unit originally permitted as an additional dwelling unit may not  
6 later be considered a primary dwelling unit for any purpose.
- 7 (3) An owner of the lot shall occupy the primary dwelling unit. Written  
8 certification of continued compliance with the occupancy restriction of this  
9 subsection shall be provided to the Planning Director on or before January  
10 15 of each year.
- 11 (4) The additional dwelling unit may be occupied by any person without rent.  
12 The additional dwelling unit may also be rented; provided, however, that  
13 rental occupancy shall be limited to persons and families of low or  
14 moderate income as defined in Section 50093 of the Health and Safety  
15 Code at an affordable rent. Certification of continued compliance with the  
16 occupancy restrictions of this subsection shall be provide to the Planning  
17 Director on or before January 15 of each year.
- 18 (5) No building permit for an additional dwelling unit shall be issued until a  
19 covenant with respect to the occupancy requirements of this ordinance, in  
20 the form and content approved by County Counsel, is recorded by the  
21 property owner.

22 h. USE OF PERMIT. The life of the permit shall be unlimited provided all additional  
23 dwelling units on the lot are used in compliance with the provisions of this  
24 ordinance, all conditions of approval imposed in connection with the permit, and all  
25 other applicable provisions of law. Violation of the provisions of this ordinance or  
26 the conditions of approval of the permit shall be grounds for revocation of the  
27 permit.

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1 i. REVOCATION OF PERMIT. An additional dwelling unit permit may be revoked  
2 in accordance with the findings and procedure contained in Section 18.31 of this  
3 ordinance. The decision revoking an additional dwelling unit permit may include,  
4 without limitation, an order requiring demolition of the additional dwelling unit.

5 j. CONFLICT BETWEEN ORDINANCE REQUIREMENTS

6 (1) If there is any conflict between the development standards of this Section  
7 and the requirements of this and any other ordinance, the development  
8 standards shall apply to all lots in the MADUO.

9 (2) If there is any conflict between the development standards of this Section  
10 and the terms of any private Covenants, Conditions and Restrictions  
11 (CC&Rs), the more stringent requirements shall apply. This Section is not  
12 intended to replace or overwrite the terms of any private CC&Rs. The  
13 County of Riverside generally does not enforce private CC&Rs.”

14 Section 2. A new section numbered 21.62j. is added to Ordinance No. 348 to read as follows:

15 “Section 21.62j. Second Unit. An attached or a detached secondary dwelling unit  
16 which provides complete independent living facilities for one or more persons. It shall include  
17 permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the  
18 primary one-family dwelling is situated. A second unit also includes a manufactured home, as  
19 defined in Section 18007 of the Health and Safety Code.

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Section 3. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy  
(SEAL)

APPROVED AS TO FORM  
\_\_\_\_\_, 2009

By: \_\_\_\_\_  
TIFFANY N. NORTH  
Deputy County Counsel

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