

- 1 f) Existing and proposed methods of circulation, including
- 2 ingress and egress, driveways, parking areas and parking
- 3 structures.
- 4 g) Topography of the property, including the mapping of all
- 5 areas with a slope in excess of 25 percent.
- 6 (4) Panoramic color photographs showing the property from all sides
- 7 and showing adjacent properties.
- 8 (5) A description of walls, landscaping, and architectural treatments
- 9 proposed for the second unit.
- 10 (6) A clearance letter from the County Health Department with respect
- 11 to any proposed water or sanitary facilities.
- 12 (7) Written confirmation from any water district or sewer district
- 13 providing service of the availability of service.
- 14 (8) A statement calculating the “usable lot area” of the lot. For
- 15 purposes of this section, “usable lot area” shall mean the lot area
- 16 reduced by the area of any portion of the lot used solely for access to
- 17 the portion of the lot used as a building site and by the area of the lot
- 18 consisting of slopes in excess of 25 percent.
- 19 (9) Such additional information as shall be required by the Planning
- 20 Director.
- 21 b. REVIEW AND NOTICE OF DECISION. The Planning Director shall
- 22 consider the application ministerially without discretionary review or a
- 23 hearing. Notice of decision on the application shall be mailed to the
- 24 applicant. The decision of the Planning Director shall be final.
- 25 c. DEVELOPMENT STANDARDS. No second unit permit shall be
- 26 approved unless it complies with the following requirements:
- 27
- 28

- (1) The lot is zoned for a one-family dwelling as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 Zone.
- (2) No second unit shall be permitted on any lot with usable lot area less than one acre. Second units are permitted as follows:

USABLE LOT AREA	ALLOWABLE LIVING AREA*
1 acre but less than 2 acres	500 square feet minimum 800 square feet maximum
2 acres or larger	500 square feet minimum 1200 square feet maximum

*Living area includes the interior habitable area of a second unit including basements and attics but does not include a garage or any accessory structure. Second units shall not be subject to the provisions of Section 18.11 of this ordinance.

- (3) The lot contains one, and only one, existing primary detached one-family dwelling unit, and the existing primary dwelling unit will be the dwelling unit of an owner-occupant.
- (4) Off-street parking shall be required for the second unit in addition to any off-street parking requirements for the existing dwelling unit. A minimum of one parking space shall be provided for a second unit. If a second unit contains more than one bedroom, an additional parking space shall be provided for each additional bedroom. The required off-street parking for a second unit may be located in setback areas or through tandem parking.
- (5) The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted in the second unit.
- (6) Second units shall be located at the rear or in the side portions of the lot and shall not be located in front of the existing dwelling unit.

- 1 (7) The second unit shall comply with all development standards of the
2 zone in which the lot is located, including but not limited to, height,
3 setbacks, and lot coverage.
- 4 (8) No second unit shall exceed the height of the existing primary
5 dwelling unit.
- 6 (9) Any second unit located more than 150 feet from a public right-of-
7 way shall provide all-weather access for emergency vehicles.
- 8 (10) Written confirmation from the sewer district having jurisdiction of
9 the availability of sewer service for the second unit or written
10 approval from the County Health Department for use on an existing
11 or new septic system shall be required. Written confirmation from
12 the water district having jurisdiction of the availability of water
13 service for the second unit or written approval from the County
14 Health Department for use of an existing or new well shall be
15 required.
- 16 (11) Second units shall not be permitted in those areas of the County
17 which have significant problems with regard to water availability or
18 quality, sewage disposal or other public health or safety concerns.
19 Prohibited areas shall include, but not be limited to, those areas
20 where a development moratorium has been imposed, including a
21 moratorium for water or sewer, whether imposed by the County or
22 another public agency with the authority to impose a development
23 moratorium.
- 24 (12) Second units permitted pursuant to this Section do not exceed the
25 allowable density for the lot upon which the second unit is located
26 and constitute a residential use that is consistent with the general
27 plan and zoning designation for that lot.
- 28

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

4 (1) The second unit may not be sold as a separate unit unless the lot is
5 subdivided pursuant to all applicable laws and local ordinances.

6 (2) A dwelling unit originally permitted as a second unit may not later
7 be considered a primary dwelling unit for any purpose.

8 (3) An owner of the lot shall occupy the primary dwelling unit. Written
9 certification of continued compliance with the occupancy restriction
10 of this subsection shall be provided to the Planning Director on or
11 before January 15 of each year.

12 (4) The second unit may be occupied by any person without rent. The
13 second unit may also be rented; provided, however, that rental
14 occupancy shall be limited to persons and families of low or
15 moderate income as defined in Section 50093 of the Health and
16 Safety Code. Certification of continued compliance with the
17 occupancy restrictions of this subsection shall be provided to the
18 Planning Director on or before January 15 of each year.

19 (5) No building permit for a second unit permit shall be issued until a
20 covenant with respect to the occupancy requirements of this
21 ordinance, in the form and content approved by County Counsel, is
22 recorded by the property owner.

23 e. USE OF PERMIT. The life of the permit shall be unlimited provided the
24 second unit is used in compliance with the provisions of this ordinance, all
25 conditions of approval imposed in connection with the permit, and all other
26 applicable provisions of law. Violation of the provisions of this ordinance
27 or the conditions of approval of the permit shall be grounds for revocation
28 of the permit.

- 1 f. REVOCATION OF PERMIT. A second unit permit may be revoked in
2 accordance with the findings and procedure contained in Section 18.31 of
3 this ordinance. The decision revoking a second unit permit may include,
4 without limitation, an order requiring demolition of the second unit.
- 5 g. EFFECT OF AMENDMENT. The amendments to this section adopted by
6 Ordinance No. 348.4574 (effective October 2, 2008) shall not apply to any
7 second unit permit in effect prior to that date. A second unit permit issued
8 prior to that date shall remain valid and a second unit constructed pursuant
9 to such permit shall be considered in compliance with all relevant laws,
10 ordinances, rules and regulations.

11 Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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

14 By: _____
15 Chairman, Board of Supervisors

16 ATTEST:
17 CLERK OF THE BOARD

18 By: _____
19 Deputy

20 (SEAL)

21
22 APPROVED AS TO FORM
23 August ____, 2008

24 By: _____
25 MINH TRAN
26 Deputy County Counsel

27 MCT:mdk
07/17/08
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