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Summary of Residential Structure Types

Residential Structure Zoning Definitions / Criteria Summary

Primary Dwelling (Main Dwelling): Defined in County Code as a Single Family Dwelling or Single Family Dwelling Unit.

- No limit on size
- Maximum height of 35 ft. and three stories
- 2 parking spaces required
- 1 kitchen; sleeping and sanitation facilities

State Law Accessory Dwelling Unit (Section 65862.2): Defined in County Code as a Second Unit.

- Independent dwelling assigned separate addresses from Primary Dwelling
- 1,200 sq. ft. maximum floor area; except attached may not exceed 50% of Primary Dwelling
- Must contain independent facilities for living, sleeping, eating, cooking and sanitation
- Cannot be separately sold or used for short term (transient) occupancy
- No fire sprinklers can be required unless required for Primary Dwelling
- Two Types in Current Code:
 - o Attached: Unit connected to the Primary Dwelling
 - Can include conversion of existing Primary Dwelling floor area ~~and~~/or an addition onto the Primary Dwelling
 - Converted and added floor area is subject to same minimum building setbacks as a Primary Dwelling
 - o Detached: Unit is in a separate structure from the Primary Dwelling
 - May be attached to another detached Accessory Structure upon grant of an exception
 - New ordinance will replace exception provision and allow second units attached to Accessory Structures if no interior access
 - o Both Types
 - May be required to have separate utility connections
 - 1 parking space required per bedroom; parking exempt in areas near transit or in historic areas
 - Parking may be covered, uncovered or in tandem
- State Required Additional Type
 - o Interior: Conversion of existing legally established floor area within the Primary Dwelling or within attached or detached Accessory Structures
 - Exempt from setbacks
 - Setback exemption does not apply if existing structure was not legally established
 - Setback exemption does not apply if floor area is expanded (Attached

Second Unit provisions apply instead)

- No additional parking may be required unless garage is converted
- County cannot require separate utility connections

State Law Junior Accessory Dwelling Unit (JADU) (Section 65852.22): Conversion of Primary Dwelling Unit floor area to independent or quasi-independent dwelling unit

- Must include conversion of an existing bedroom
- 500 sq. ft. maximum size
- Exempt from all utility connection fees from all agencies
- Limited to efficiency kitchen: no greater than 120 volts electrical service and sink limited to 1.5 inch drain
- Can share bath with Primary Dwelling
- Must have separate external access as well as internal access with Primary Dwelling
- Exempt from parking requirements
- No fire sprinklers can be required unless required for all residences in the zone
- Cannot be separately sold or used for short term (transient) occupancy
- Owner must occupy one of the units

Guest Unit or Guest Cottage: Defined in County Code as a Guest Cottage

- 1,000 sq. ft. maximum size
- Detached from Primary Dwelling but may be attached to another Accessory Structure
- Not an independent dwelling unit
- Subject to same minimum setbacks as Primary Dwelling
- Bedrooms allowed, intended for family members or guests of the Primary Dwelling
- Cannot have a kitchen, but is allowed a bar sink, small refrigerator, and some cabinetry
- No address assigned
- No independent utility connections allowed
- No parking required

Accessory Structure: Falls into County Code definition of Accessory Use and subject to specific Accessory Structure standards

- Structure containing land uses that are ancillary or appurtenant to the primary land use
- Examples: A barn supporting on-site agricultural use (primary land use), or a garage serving the Primary Dwelling Unit
- No limit on the size or number of accessory structures provided
 - o All other code requirements are met
 - o Applicant demonstrates that structure is ancillary to primary use.
- Cannot contain features consistent with definition of a Second Unit or Guest Cottage.
- May be attached to a Guest Cottage or Second Unit with no internal access
- May be conditioned or unconditioned space:
 - o Conditioned space examples: personal art studio (non-commercial), pool house, BBQ room, workout room, hobby room
 - o Unconditioned space examples: barn, garage, workshop, shed, carport, RV shade structure, solar panel array, pump house