

“E”

Zoning and General Plan  
JADU and ADU Table

Zoning District:		AP		AW		RC		RS		PD	
Primary Dwelling		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
		Yes	No Change	Yes	No Change	Yes	No Change	Yes	No Change	Yes	No Change
Second Unit		-	-	1,200 sq. ft.	No Change	1,200 sq. ft.	No Change	1,200 sq. ft.	No Change	Use Permit	By right on Single Family Lots
Farmworker Housing		Yes	No Change	Yes	No Change	Yes	No Change	Yes	No Change	Use Permit	No Change
Guest Cottage		1,000 sq. ft.	No Change	1,000 sq. ft.	No Change	1,000 sq. ft.	No Change	-	-	Use Permit	No Change
Type of Second Unit											
	Attached	-	-	Yes	No Change	Yes	No Change	Yes	No Change	Use Permit	By right on Single Family Lots
	Detached	-	-	Yes	No Change	Yes	No Change	Yes	No Change	Use Permit	By right on Single Family Lots
	Interior	-	-	n/a	New	n/a	New	n/a	New	n/a	By right on Single Family Lots
	JADU	-	-	n/a	New	n/a	New	n/a	New	n/a	By right on Single Family Lots

Zoning District:		AP		AW		RC		RS		PD	
Development Requirements		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Setbacks	-	-	Same as Main House	Interior / jADU Exempt	Same as Main House	Interior / jADU Exempt	Same as Main House	Interior / jADU Exempt	Use Permit	Interior / jADU Exempt
	Parking	-	-	1 per bedroom	Exempt in Urban Area JADU Exempt	1 per bedroom	Exempt in Urban Area JADU Exempt	1 per bedroom	Exempt in Urban Area JADU Exempt	Use Permit	Exempt in Urban Area JADU Exempt
	Road Improvements SRA	-	-	Common	No Change	Common	No Change	Common	No Change	Per Use Permit	2nd Units Exempt
	Road Improvements LRA	-	-	Un-common	No Change	Un-common	No Change	Un-common	No Change	Per Use Permit	2nd Units Exempt
	Fire Sprinklers	-	-	Currently Possible	Most Exempt	Currently Possible	Most Exempt	Currently Possible	Most Exempt	Currently Possible	Most Exempt
	Water	-	-	Well Typical	JADU Exempt	Well Typical	JADU Exempt	Public Typical	JADU Exempt	Public Typical	JADU Exempt
	Sewer	-	-	Septic Typical	JADU Exempt	Septic Typical	JADU Exempt	Sewer Typical	JADU Exempt	Sewer Typical	JADU Exempt
	Owner Occupancy	-	-	Not Required	Req'd for JADU only	Not Required	Req'd for JADU only	Not Required	Req'd for JADU only	Not Required	Req'd for JADU only
	50% of Main Dwelling	-	-	Not Required	Req'd for Attached	Not Required	Req'd for Attached	Not Required	Req'd for Attached	Not Required	Req'd for Attached



Yellow Highlight represents areas where changes would occur

General Plan Designation (GP)	AR - Ag. Resource	AWOS - Ag. Watershed Open Space	RR - Rural Residential	UR - Urban Residential	PI - Public Institutional
Corresponding Zoning	AP	AW	RC, RS	All Non-Agricultural	PL, PD, AV, AW
Other Zonings Occurring in GP Designation	AW, RS, RC, PD, CL, MC, CN, PL	AP, RS, RC, PD, CL, CN, MC, GI	AW, CN, CL, PD	-	-

<b>Zoning District:</b>	<b>AP</b>	<b>AW</b>	<b>RC</b>	<b>RS</b>	<b>PD****</b>	<b>Comm / Industrial</b>
Total Parcels (APN's)*	2363	8034**	1291	2561	-	-
APN's with existing 2nd unit or more	519	1177	193	184***	-	-

\* - Assessor's Parcel Numbers overstate total number of developable lots of record

\*\* - Includes significant number of publicly owned properties, and lots split for assessment purposes (SFAP's)

\*\*\* - Total based on Assessor's land use codes; actually number of second units in RS zoning likely higher

\*\*\*\* - There are approximately XXXX PD parcels designated for single family residential development