

Before the Board of Supervisors County of Placer, State of California

In the matter of: An ordinance amending Placer County Code Chapter 17, Articles 17.04 and 17.56 pertaining to Secondary Dwellings and Chapter 15, Articles 15.28, 15.34 and 15.65 pertaining to Secondary Dwelling Unit Fee Exemptions

Ordinance No.: 5816-B

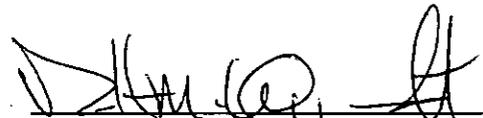
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held March 22, 2016, by the following vote on roll call:

Ayes: DURAN, HOLMES, WEYGANDT

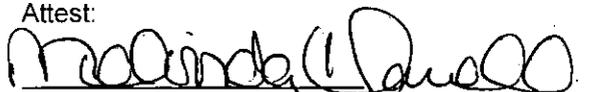
Noes: NONE

Absent: UHLER, MONTGOMERY

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Placer County Code Chapter 17, Article 17.04, Section 17.04.030 is hereby amended as follows:

17.040.030 Definitions of Land Uses, Specialized Terms and Phrases

Multi-Generation Housing Unit is a type of Secondary Dwelling that is accessory to a primary dwelling on a site and is internally accessible from the principal dwelling. A multi-generation housing unit may or may not have a separate external entry that leads directly into the unit.

SECTION 2: Placer County Code Chapter 17, Article 17.56, Section 17.56.200 is hereby amended as follows:

17.56.200 Secondary Dwelling/Multi-Generation Housing.

C. Minimum Lot Area.

1. ~~Where the minimum lot area required by the applicable zone district is ten thousand (10,000) square feet or less, the minimum lot area required for a secondary dwelling shall be one hundred fifty percent (150%) of the minimum lot area specified for the zoning district in which the lot is located. **Second units shall only be located on lots that are greater than 5,000 square feet.**~~
2. ~~When located within zone C1 as identified in the airport land use compatibility plan, the minimum lot area required for a secondary dwelling shall be four acres.~~
32. ~~When located within either zone B1 or B2 as identified in the airport land use compatibility plan, the minimum lot area required for a secondary dwelling shall be twenty (20) acres. **Secondary dwellings located within airport overflight zones shall conform to the criteria set forth in the Placer County Airport Land Use Compatibility Plans.**~~

E. Design Standards for Secondary Units.

1. ~~Maximum Floor Area. **Units shall be a minimum of 240 sq. ft.** The maximum floor area allowed for a secondary dwelling, whether attached to the primary unit or detached, shall be based on the area of the lot as follows. [Note: "Floor area" as used in this section means the living area of a dwelling, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]~~

Lot Area of Site (see Section 17.54.040(A))	Maximum Secondary Dwelling Floor Area
Less than 1 acre	640 sq. ft.
1 acre to 2.29 acres	840 sq. ft.
2.3 to 4.59 acres	1,000 sq. ft.
4.6 acres or more	1,200 sq. ft.

2. ~~Location of Secondary Dwelling. Secondary dwellings on parcels smaller than one acre (net) in size shall either be attached to the primary unit or integrated with detached accessory building (such as a garage).~~ **A secondary dwelling may be 1,200 sq.ft. on any size lot if it is deed-restricted as affordable (households that earn 80 percent or less of the area median income).**

5. Appearance of Secondary Dwelling. The secondary dwelling shall be architecturally compatible with the primary residence **as well as subordinate to the primary residence.** For attached units, the appearance of the building shall remain that of a single family residence.
6. Parking Requirements. In addition to parking required for the primary unit by Article 17.54, ~~a secondary dwelling of six hundred forty (640) square feet or less shall be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.~~ **one parking space shall be provided on-site for each studio and one-bedroom unit, and two parking spaces shall be provided on-site for a two-bedroom unit or larger.**
Recognizing the Resolution of Conflicts (Section 17.54.130.B.6), parking for secondary dwelling units in Squaw Valley shall be subject to the parking requirement stated in this section.
- F. Owner-Occupancy Required. Either the primary or secondary dwelling on the site shall be occupied by the owner of the property. Failure to comply with this requirement shall be a violation of the County Code and subject to enforcement action by the county. **No secondary unit may be sold separately from the primary dwelling unit.**
- G. General Development Requirements. Construction associated with any secondary dwelling shall conform to the height, setback, lot coverage, square footage limitations, site plan review, fees, **unless exempted in County Code**, charges and other requirements generally applicable to residential construction within the zone district where the subject property is located.
- H. ~~Park Fees. Fees shall be paid to Placer County for the development of park and recreation facilities. The amount of such fees shall be as specified in Article 16.08.100 or 16.20.228 of the Placer County Code prior to Building Permit issuance.~~
- I. **H.** Deed Restriction. Prior to issuance of a building permit for a secondary dwelling, the owner shall record a deed restriction which addresses the restrictions on such units contained herein. **The declaration shall run with the land and be binding upon the applicant and successor property owners.**
- I. **Number of Units. No more than one secondary dwelling unit shall be allowed per parcel. Secondary dwelling units shall be prohibited in boarding houses and residential care homes or dwellings that contain an accessory non-residential use or a guest house.**

J. Rental of Secondary Dwelling Units. Short-term rental of a secondary dwelling unit or its bedrooms to overnight guests for fewer than 30 consecutive days is prohibited.

SECTION 3: Placer County Code Chapter 15, Article 15.28, Section 15.28.020 "Definitions" is hereby amended as follows:

"Exempted development" means changes of land use or construction from which no additional dwelling units are created and no additional PM peak-hour usage of the road network over and above that attributed to the existing use as determined by the director. **"Exempted development" also means secondary dwelling units that are deed restricted for affordability as verified by the County Housing Specialist and in accordance with current State Department of Housing and Community Development requirements. Said verification must be rendered in writing prior to exemption from fees.**

SECTION 4: Placer County Code Chapter 15, Article 15.34, Section 15.34.060 "Fee Payment" is hereby amended to add Section 15.34.060(H) as follows:

H. Exemptions for Deed-Restricted Secondary Units. In the case where a property owner voluntarily opts to deed restrict a secondary dwelling unit for affordability, said unit is exempt from payment of fees established in this article. Deed restricted secondary dwelling units are secondary dwelling units that are restricted for affordability as verified by the County Housing Specialist and in accordance with current State Department of Housing and Community Development Requirements. Said verification must be rendered in writing prior to exemption from fees.

SECTION 5: Placer County Code Chapter 15, Article 15.65, Section 15.65.140 "Affordable Housing Incentives" is hereby amended as follows:

15.65.140 Affordable housing incentives.

- A. Inclusionary Housing.** In the case of residential projects which meet the affordability requirements specified in Section 15.65.130 through the actual construction of affordable units, fifty (50) percent of development-related application and processing fees shall be waived for affordable units constructed in connection with such residential project. In addition, the planning commission may consider, on a case-by-case basis, the provision of additional incentives as provided by law or in the housing element of the Placer County general plan.
- B. Deed-Restricted Secondary Dwelling Units.** **In the case where a property owner voluntarily opts to deed restrict a secondary dwelling unit for**

affordability, said unit shall be exempt from payment of building permit fees and those fees identified in Articles 15.28 and 15.34. Deed restricted secondary dwelling units are secondary dwelling units that are restricted for affordability as verified by the County Housing Specialist and in accordance with current State Department of Housing and Community Development Requirements. Said verification must be rendered in writing prior to exemption from fees.

SECTION 6: This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.