

ORDINANCE 2053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDOURA, CALIFORNIA, AMENDING TITLE 21 (ZONING) OF THE GLENDOURA MUNICIPAL CODE FOR CONSISTENCY WITH STATE LAW PERTAINING TO ACCESSORY DWELLING UNITS (PLN20-0013)

**THE CITY COUNCIL
City of Glendora, California**

THE CITY COUNCIL OF THE CITY OF GLENDOURA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, state law provides that cities may adopt ordinances to provide for the construction of accessory dwelling units, provided any such ordinance meets the requirements of Government Code section 65852.2; and

WHEREAS, on October 9, 2019, the Governor of California signed into law state housing bills AB 68, AB 881, AB 587, AB 671, and SB 13 (“Legislative Amendments”), causing substantial changes to Government Code section 65852.2, effective January 1, 2020, in an effort to create more affordable housing; and

WHEREAS, state law provides that if a city does not have an ordinance regarding accessory dwelling units that is consistent with state law, then only state law standards may be applied; and

WHEREAS, the City Council now desires to update Section of Title 21 (Zoning) of the Glendora Municipal Code consistent with Government Code section 65852.2 and the recent Legislative Amendments in order to promote the health, safety, and welfare of the community; and

WHEREAS, the Planning Commission of the City of Glendora held a duly noticed public hearing and voted to recommend approval of the amendments to the Glendora Municipal Code on June 2, 2020 after due notice was given as required by law, at which time oral and documentary evidence was introduced; and

WHEREAS, a public hearing was held by the City Council on July 28, 2020, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the recommendation of the Planning Commission of the City of Glendora.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDOURA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that the adoption of this Ordinance is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 21080.17 of the CEQA Guidelines.

SECTION 2. The following Sections of Title 21 of the Glendora Municipal Code are hereby amended as shown with unaltered text provided for context and the added text in ***bold italic*** and deleted text shown ~~stricken~~ through as follows:

Section 21.01.020(C) Definitions.

“Accessory Dwelling Unit” means an attached or detached dwelling unit that provides complete independent living facilities for one or more persons and is located on lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following: a) An efficiency unit as defined in Section 17958.1 of the Health and Safety Code; b) A manufactured home, as defined in Section 18007 of the Health and Safety Code. means a residential dwelling unit that is an attached or detached accessory use to a primary residence on land zoned for single-family or multiple-family uses, which provides complete independent living facilities for one or more persons. The single family residence or the accessory dwelling unit shall be occupied by the property owner. The accessory dwelling unit shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single family dwelling is situated as prescribed in Section 21.04.010(D)(4) of this title.

“Junior Accessory Dwelling Unit” means a dwelling unit that is no more than 500 square feet in size and contained entirely within the walls of a single-family residence.

21.03.020(K) Accessory Dwelling Unit Standards. ~~Accessory Dwelling Unit Replacement Parking.~~

1. ~~Parking is not required for an accessory dwelling unit or junior accessory dwelling unit;~~
2. ~~When a garage, carport, or covered parking structure is converted to an accessory dwelling unit, required off-street parking spaces shall be replaced on the same lot as the accessory dwelling unit, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. Replacement parking spaces shall not be allowed in any required yard setback that is adjacent to a public right-of-way, except alleys.~~

21.04.010(B) Permitted Uses.

1. Single-Family Residences and Accessory Buildings. One single-family residence, an accessory dwelling unit, *a junior accessory dwelling unit*, and accessory buildings.

~~2. Accessory Buildings.~~

- ~~a. There shall be no more than two detached accessory buildings on any one parcel.~~
- ~~b. The totaled floor area of all detached accessory buildings, including one detached accessory dwelling unit, shall not exceed nine hundred square feet.~~
- ~~c. The maximum height shall be fifteen feet, but not exceeding one story.~~
- ~~d. Detached accessory buildings shall be set back a minimum of three feet from side and rear property lines and located no closer to a street than the residence or the front and street side yard setbacks, whichever distance is greater, with the exception of accessory dwelling units as defined in Section 21.04.010(D)(4).~~

e. ~~Attached accessory buildings with no interior connection between the main and accessory use shall be subject to the setback requirements of the single family residence zones as specified in Table A (See Appendix to this title).~~

f. ~~Detached accessory structures are allowed to have a sink and toilet. Any other plumbing or plumbing facilities of any kind within the structure shall not be allowed.~~

2. 3. Home occupations as an accessory use to a single-family residence. The establishment and conduct of home occupations shall comply with all of the following requirements to ensure that the use will be compatible with, and not detrimental to, the neighborhood:

a. There shall be no exterior evidence of the conduct of a home occupation.

b. The home occupation shall be conducted only within the enclosed living area of the residence or an enclosed, roofed accessory building.

c. There shall be no storage of hazardous materials.

d. Only the residents of the residence shall be engaged in the home occupation.

e. There shall be no sale of goods on the premises.

f. The establishment and conduct of the home occupation shall not change the principal character of the residence.

g. There shall be no signs posted other than those permitted in the zone in which the residence is located.

h. The required residential off-street parking shall be maintained.

i. The conduct of the home occupation shall not create greater vehicular or pedestrian traffic than is normal for the zone in which it is located.

j. There shall be no outside storage of goods, supplies, equipment or other materials.

k. There shall be no pickups or delivery of goods, supplies, equipment, or other materials, except between the hours of seven a.m. and six p.m.

l. The conduct of the home occupation use shall not create noise levels in excess of those permitted in the zone in which the residence is located.

3. 4. Boarding House. Except as otherwise permitted by state or federal law, a boarding house is prohibited in single-family zones. Any boarding house use which is nonconforming by reason of adoption of this subsection or any amendment thereto or by annexation to the city of territory upon which a boarding house is located shall be abated, that is, removed or made to comply with the provisions of this chapter, within six months.

4. 5. Care facilities including intermediate care facility/developmentally disabled habitative which serves six or fewer persons or an intermediate care facility/developmentally disabled-nursing which serves six or fewer persons or a congregate living health facility, a "residential facility" defined by Section 1502 of the Health and Safety Code, or a "residential care facility" defined by the Health and Safety Code Section 1568.013 shall be considered a residential use of property and shall comply with the provisions of this chapter.

21.04.010(D) Development Standards.

1. Single-Family Residences. The minimum lot area, lot width, lot depth, floor area, setbacks and building height shall be as specified in Table A (see appendix to this title).

2. Accessory Buildings.

a. There shall be no more than two detached accessory buildings on any one parcel.

b. The totaled floor area of all detached accessory buildings, including one detached accessory dwelling unit, shall not exceed ~~nine hundred one thousand~~ square feet.

c. The maximum height shall be ~~fifteen sixteen~~ feet, but not exceeding one story.

d. Detached accessory buildings shall be set back a minimum of three feet from side and rear property lines and located no closer to a street than the ~~residence or the~~ front and street side yard setbacks, ~~whichever distance is greater.~~

e. Attached accessory buildings shall be subject to the setback requirements of the single-family residence zones as specified in Table A (See Appendix to this title).

3. **Patio Structures.** Open patio structures that are attached to a single-family residence may project into the required rear yard setback, but no closer than ten feet to the rear property line.

4. **Accessory Dwelling Units.** ~~Development standards of the single family residential zones, as specified in Table A (See Appendix to this title), shall apply to accessory dwelling units unless otherwise indicated below:~~

- a. ~~The parcel is zoned for single family or multiple family residential use.~~
- b. ~~A single family residential dwelling unit must exist on the parcel.~~
- c. ~~An accessory dwelling unit does not already exist on the parcel.~~
- d. ~~No more than one accessory dwelling unit shall be permitted on the parcel. The construction of an accessory dwelling unit, whether attached or detached, is not permitted on a residential parcel with two existing detached accessory structures (i.e., one detached garage and one detached pool cabana).~~
- e. ~~The single family residence or the accessory dwelling unit shall be occupied by the property owner.~~
 - i. ~~The accessory dwelling unit may be rented but shall not be sold, transferred or assigned separately from the primary single family residence;~~
 - ii. ~~The property owner shall record a deed restriction indicating that owner occupancy is required at all times and shall specify that rental of the accessory dwelling unit shall be for a minimum period of thirty days.~~
- f. ~~The exterior architectural treatment of the accessory dwelling unit shall maintain consistency with the primary dwelling unit regarding roof profile and pitch, use of materials and general architectural design and style including, but not limited to, the following:~~
 - i. ~~All materials, finishes and colors shall match the primary dwelling unit;~~
 - ii. ~~All windows and doors shall maintain trim and style (i.e., grid pattern, frame thickness, opening direction, etc.) to match the existing windows and doors of the primary dwelling unit;~~
 - iii. ~~Architectural detailing (i.e., siding, stucco, gabled ends, etc.) shall match the existing architectural detailing of the primary dwelling unit.~~
- g. ~~The construction of an accessory dwelling unit on any real property identified as a historic resource shall be subject to Section 21.03.050 as required by Section 21.02.060 of this title.~~
- h. **Development Standards.**
 - i. ~~The accessory dwelling unit is either attached to the existing primary dwelling unit or detached and located on the same parcel as the existing primary dwelling unit;~~

- ii. The floor area of an attached accessory dwelling unit shall not exceed thirty percent of the existing living area of the primary dwelling unit but in no case shall exceed nine hundred square feet;
- iii. The total area of floor space for a detached accessory dwelling unit shall not exceed nine hundred square feet in area;
- iv. The detached accessory dwelling unit shall be limited to one story and shall not exceed a maximum building height of fifteen feet;
- v. The attached or detached accessory dwelling unit shall provide a separate entrance from the primary dwelling unit with the entrance not visible from a public street;
- vi. The attached or detached accessory dwelling unit shall include no more than one bedroom;
- vii. The attached or detached accessory dwelling unit shall comply with the floor area ratio (FAR), lot coverage, front, side and street side setback development standards as applicable to the implementing zone classification of the subject parcel. No minimum side yard setback shall be required for an existing garage that is converted to an accessory dwelling unit;
- viii. Rear Yard Setback. The attached accessory dwelling unit shall maintain the standards for the implementing residential zone. The detached accessory dwelling unit shall maintain a minimum rear setback distance of ten feet as measured from the rear property line. No minimum rear yard setback shall be required for an existing garage that is converted to an accessory dwelling unit;
- ix. Private Open Space. The attached or detached accessory dwelling unit shall provide a screened or unscreened private open space area located at ground level with a minimum area of one hundred fifty square feet and no dimension less than ten feet;
- x. Accessory dwelling units on parcels zoned as multiple family with an existing single family residence shall be subject to Table A, R-1 zone development standards for FAR, front, side and street side setbacks as required by Section 21.04.020(B)(2) of this title;
- xi. Uniform Building Code (UBC) requirements applicable to detached accessory dwelling units shall apply;
- xii. Parking requirements established in Section 21.03.020(K) of this title shall apply to all accessory dwelling units.
 - i. An accessory dwelling unit shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy or program to limit residential growth.

4. 5. Guest Houses.

- a. The guest house shall be limited to one bedroom and a three-quarter bathroom (sink, toilet and bathtub or shower only).
- b. The guest house shall not include kitchen facilities.
- c. The guest house shall meet the development standards for accessory buildings.

d. The exterior architectural treatment of the guest house shall maintain consistency with the primary dwelling unit regarding roof profile and pitch, use of materials and general architectural design and style including, but not limited to, the following:

- i. All materials, finishes and colors shall match the primary dwelling unit;
- ii. All windows and doors shall maintain trim and style (i.e., grid pattern, frame thickness, opening direction, etc.) to match the existing windows and doors of the primary dwelling unit;
- iii. Architectural detailing (i.e., siding, stucco, gabled ends, etc.) shall match the existing architectural detailing of the primary dwelling unit.

5. 6. Churches.

- a. The minimum lot area shall be one gross acre.
- b. The maximum building height shall be thirty-five feet, but not exceeding two stories.
- c. A six-foot-high masonry wall shall be constructed and maintained on all property lines abutting residentially zoned properties.
- d. Church sites shall abut and have vehicular access directly from a minimum thirty-foot-wide public street, as measured from curb to curb.
- e. No building shall be located closer than twenty-five feet to any property line constituting the parcel boundary.
- f. A detached single-family residence shall conform to the development standards specified in Table A (see appendix to this title).

6. 7. Educational Schools.

- a. The minimum lot area shall be five gross acres.
- b. The maximum building height shall be thirty-five feet, but not exceeding two stories.
- c. No building shall be located closer than twenty-five feet to any property line constituting the parcel boundary.

7. 8. Lodge Halls. The minimum lot area shall be twice that specified in Table A (see appendix to this title). The minimum lot width, lot depth, floor area ratio, floor area, setbacks and building height shall be as specified in Table A (see appendix to this title).

8. 9. Public Facilities.

- a. The minimum setback for structures exceeding nine hundred square feet in area shall be as specified for the underlying zone, except that there shall be no minimum setback along property boundaries adjacent to another public facility, wash, freeway, railroad, building- or use-restricted area, or other similar rights-of-way or easements.
- b. The minimum setback for structures not exceeding nine hundred square feet in area shall be three feet, except that there shall be no minimum setback along property boundaries adjacent to another public facility, wash, freeway, railroad, building- or use-restricted area, or other similar rights-of-way or easements.
- c. The maximum lot coverage shall be determined by the reviewing body.
- d. The maximum floor area ratio shall be determined by the reviewing body.
- e. The maximum height of structures shall not exceed thirty-five feet.

9. 10. Gated Communities.

a. Planning Commission and City Council Review. A gated community for new or existing areas shall be established within the city only after being reviewed by the planning commission and receiving approval from the city council pursuant to subsection 21.02.040(B)(16) of this title. The city council may impose conditions of approval deemed necessary for the public health, safety and welfare. Persons desiring a gated community shall submit an application for same to the city on forms obtained from the planning and redevelopment department. The application shall be accompanied by a fee as established by resolution of the city council.

b. Requirement. The following must be presented in conjunction with an application to establish a gated community:

(1) Area to be Served. A plan showing that the control gates will serve a well-defined, independent neighborhood. In no event, shall a plan be approved or considered by the city where the purpose, intent or effect is to create a gated community within a gated community. Furthermore, no plan shall be approved or considered by the city where access to the proposed gated community requires vehicles to pass through more than one common gate, unless the application clearly demonstrates that the inner gate will be removed upon construction of the outer gate.

(2) Neighborhood Support and Financial Plan. The application shall include a petition containing the notarized signatures of one hundred percent of the property owners within the proposed gated community, as shown on the latest equalized assessment roles of the Los Angeles County Assessor's office, clearly stating their support for the creation of a gated community, a homeowners' association and acceptance of ongoing maintenance responsibilities. A financial plan shall be submitted in connection with the petition demonstrating that the gate, roadways and other public improvements that may be vacated in connection with their request will be properly maintained on a permanent basis.

(3) Design and Access Standards.

(A) The gating mechanism shall provide for the installation of a system override device (e.g. Knox-box) as approved by the Chief of Police, Los Angeles County Fire Department, and other emergency and public utility service providers. Refer to Chapter 9.54 for Police Department requirements.

(B) The gating mechanism shall be set back a distance as established in a queuing study prepared by a licensed traffic engineering firm, which is reviewed by the city and approved by the city council.

(C) A minimum thirty-six foot radius turnaround shall be provided in front of the gating mechanism to ensure unrestricted access to and from the gate area and the public street system. This requirement may be increased based upon site specific considerations of the public health, safety and welfare at the discretion of the city.

(D) An application for a gated community shall be accompanied by written approval from the Los Angeles Fire

Department, the city police department, and other emergency service providers for the proposed development or conversion of an existing neighborhood.

(E) The neighborhood served by the proposed gating mechanism shall be self-contained, which means that it shall not contain any public use or through streets.

(F) The gated community must not restrict established public traffic circulation.

(G) The gated community shall not eliminate access to existing or potential future developments or public or privately owned public use recreation resources, trails or schools. Plans for gated communities shall clearly show how these will continue to be accessible.

(4) Utility Coordination. The plan shall show the layout of adjacent utility facilities. Any utilities that conflict with the proposed gating mechanism, or need to be relocated to provide accessibility as determined by the appropriate utility company, shall be relocated at the applicant's expense. The plan shall also provide access to the neighborhood to perform their function.

(5) Vacation of Public Streets. When vacation of all or a portion of the public right-of-way is needed to facilitate a gated community, the applicant shall first process a street vacation application through the public works department. No action shall be taken on the gated community request until the city council has taken final action on the street vacation request.

10. 11. Outdoor Swap Meet Standards.

- a. The purpose of this section is to regulate the use of outdoor swap meets to ensure that the use will be compatible with and not detrimental to the health, safety and welfare of the public in addition to surrounding residential land uses.
- b. Outdoor swap meets shall comply with all of the following criteria:
 - i. The outdoor swap meet shall be located on real property used principally as a public school.
 - ii. The site must encompass a minimum area of ten acres.
 - iii. The outdoor swap meet shall be located on property with vehicular ingress and egress to two collector streets.
 - iv. Vehicle parking and traffic circulation shall be in conformity with all applicable state laws and regulations and subsection 21.03.020(H).
 - v. All vehicle parking shall be located on-site. Each site for which a swap meet is proposed must be sufficiently sized to provide adequate vehicle traffic circulation.
 - vi. All swap meet vendors shall obtain a California State Board of Equalization seller's permit which shall be displayed in a conspicuous location at all times.
 - vii. Sanitary facilities, electrical plans, and ADA accessibility shall be in conformity with all applicable state laws and regulations.
 - viii. All food services shall be licensed by the Los Angeles County Health Department.
 - ix. Rides and amusement attractions are prohibited.

x. The sale of alcoholic beverages is prohibited.

xi. The sale of animals is prohibited.

11.12. Detached Accessory Structures. Properties in the RHR zone are permitted to have up to two detached accessory structures not to exceed ~~nine hundred one thousand~~ square feet in combined total area. Detached accessory structures shall be at least six feet from the main residence, no closer than three feet from the side and rear property line and shall not exceed more than ~~fifteen sixteen~~ feet in height. One detached open patio up to four hundred square feet in area shall be allowed and exempted as a detached accessory structure. Any open patio structure exceeding four hundred square feet in area shall be counted as a detached accessory structure, and the area exceeding four hundred square feet will be added to the ~~nine hundred one thousand~~ square foot total calculation. For example, if there is an existing six hundred square-foot detached garage and a new five hundred square-foot detached open ratio is proposed, the detached open patio will be considered a detached accessory structure and one hundred square feet of the open patio shall be included in the ~~nine hundred one thousand~~ square foot calculation. Therefore, the total number of detached accessory structures will increase to two and the combined total area of detached accessory structures shall be seven hundred square feet. Open patios are structures without walls, and either a solid or a lattice roof.

21.06.070(D)(6) Building Form

f. ~~Accessory dwelling units on lots with single family development shall follow Section 21.04.010(D)(4) of this title.~~

g. Multifamily unit sizes: refer to Section 21.A.B, Table B, Development standards, multiple family residence zones, of this title.

SECTION 3. A new Section “21.04.040 Accessory dwelling units” is hereby added to the Glendora Municipal Code as follows:

21.04.040 Accessory dwelling units

A. Purpose. This section is intended to implement provisions of Government Code Sections 65852.2 and 65852.22 and, in case of ambiguity, shall be interpreted to be consistent with such provisions.

B. Applicability. Accessory dwelling units shall be permitted on any lot where single-family or multi-family dwelling units are permitted. Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and will be considered a residential use that is consistent with the existing general plan and zoning designation for the lot.

C. Accessory dwelling units

1. Location.

a. An accessory dwelling unit shall be located on a lot that is zoned to allow single or multi-family residential uses and includes a proposed or existing dwelling.

b. The accessory dwelling unit is either attached to the existing primary dwelling unit or detached and located on the same lot.

c. An accessory dwelling unit shall not be permitted in a Very High Fire Hazard Severity Zone where the lot is not served by a public or private street that meets City standards.

2. Standards.

- a. An accessory dwelling unit must be located on the same lot as the proposed or existing primary dwelling.
- b. An accessory dwelling unit may be either attached or detached from the primary dwelling.
- c. Attached or detached accessory dwelling units shall provide a separate entrance from the primary dwelling.
- d. An accessory dwelling unit may have one or two bedrooms.
- e. An accessory dwelling unit shall comply with the lot coverage, floor area ratio, open space requirements, and limitations on the number and size of accessory structures of the zone, except that application of these standards shall not preclude the construction of an accessory dwelling unit that is 800 square feet and maintains four-foot side and rear setbacks, and is otherwise in compliance with all other local design, development standards.
- f. The architectural design and detailing, roof pitch and material, and exterior color and finish materials of an accessory dwelling unit shall match or complement the primary dwelling.
- g. An accessory dwelling unit may not be sold or otherwise conveyed separate from the primary dwelling.
- h. Neither the primary dwelling nor the accessory dwelling unit shall be rented for a period of less than 30 days.

i. Accessory Dwelling Unit Standard

<u>Attached</u>	
Location	Attached to an existing or proposed primary dwelling unit
Minimum/Maximum Size	Minimum size: efficiency unit as defined in H&S Code 17958.1 Maximum size: 50% of primary dwelling but not more than 1,000 square feet.
Setbacks	Same as the regulatory setbacks of the building to which the accessory dwelling units is attached, except that the side and rear setbacks are not required to be more than 4 feet.
Height	One story located and attached at the ground floor. Shall not exceed the maximum building height allowed for the primary dwelling.
<u>Detached</u>	
Location	Side or rear yard

Size	Minimum size: efficiency unit as defined in H&S Code 17958.1 Maximum size: 1,000 square feet subject to development standards of the zone.
Setbacks	Front - as required for accessory structures in the zone; Side - 3 feet; Rear - 3 feet
Height	One story; 16 feet

D. Junior Accessory Dwelling Units

1. Location.

- a. A junior accessory dwelling unit may be located on a lot within a single-family zone.
- b. A junior accessory dwelling unit shall be constructed within the walls of a proposed or existing single-family residence.

2. Standards.

- a. A junior accessory dwelling unit shall not exceed 500 square feet and shall be constructed within the existing walls of an existing or proposed single-family dwelling. An additional 150 square feet beyond the physical dimensions of the existing structure is permitted to accommodate ingress and egress to the junior accessory dwelling unit.
- b. A junior accessory shall include a separate exterior entrance from the main entrance to the primary dwelling unit.
- c. A junior accessory dwelling unit shall include at least an efficiency kitchen which shall include all of the following: 1) a cooking facility with appliances; and 2) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- d. A junior accessory dwelling unit may include separate sanitation facilities or share sanitation facilities with the existing primary dwelling.
- e. A junior accessory dwelling unit shall require owner-occupancy of the primary dwelling or the junior accessory dwelling unit. Before permit issuance, the City shall be provided a copy of a recorded deed restriction which shall include: 1) restrictions on the size and attributes of the junior accessory dwelling unit; 2) prohibition of the sale of the junior accessory dwelling unit separate from the primary dwelling; 3) if the junior accessory dwelling unit or primary dwelling is rented, the term shall not be for a period of less than 30 days; 4) requirement that either the junior accessory dwelling or the primary dwelling be occupied by the property owner; and 5) a statement that the deed restriction shall be enforced against future owners.

E. Density and Conversion of existing structures.

- 1. The number of accessory and junior accessory dwelling units shall be permitted as follows:

- a. One accessory dwelling unit on a lot located within a single-family zone.
- b. One junior accessory dwelling unit on a lot located within a single-family zone.
- c. A junior accessory dwelling unit may be allowed on the same lot as an accessory dwelling unit provided the following criteria are met:
 - i. The accessory dwelling unit is detached and the junior accessory dwelling unit is within the proposed or existing space of a primary single-family dwelling.
- d. An existing detached accessory structure may be converted to an accessory dwelling unit. No setback is required for the conversion or replacement of an existing living area, garage, or accessory structure to an accessory dwelling unit where the dimensions and location of the existing structure will not change.
- e. Two accessory dwelling units located on a lot with an existing or proposed multi-family dwelling.
- f. Portions of a multi-family dwelling structure that is not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages may be converted to an accessory dwelling unit if each unit complies with state building standards for dwelling. The number of accessory dwelling units created by converting non-livable space shall not exceed 25% of the multi-family dwelling units. Where the number of existing dwelling units is seven or less, one accessory dwelling unit by conversion may be created.

SECTION 4. Section 21.A.A Table A-Development standards, single-family residence zones is hereby amended as shown in “Exhibit A” with the added text in ***bold italic***.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The people of the City of Glendora hereby declare that they would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 6. The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to the passage and adoption thereof and cause same to be published at least once in the San Gabriel Valley Examiner, a weekly newspaper of general circulation, published in the City of Glendora, which newspaper is hereby designated for that purpose (GC § 40806); and thereupon, and thirty (30) days after its passage, this ordinance shall take effect and be in force.

PASSED, APPROVED and ADOPTED this 8th day of September, 2020.

City Council of Glendora, California
BY: 
MICHAEL ALLAWOS, Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

WILLIAM W. WYNDER, City Attorney

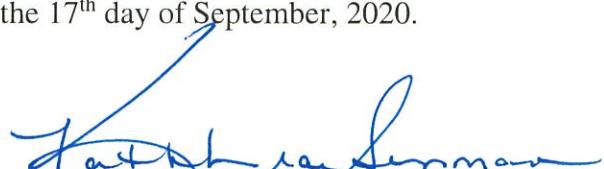
CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the 28th day of July, 2020. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the 8th day of September, 2020, by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Boyer, Fredendall, Thompson, Davis, and Allawos
NOES:	COUNCIL MEMBERS:	None.
ABSENT:	COUNCIL MEMBERS:	None.
ABSTAIN:	COUNCIL MEMBERS:	None.

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the 17th day of September, 2020.

Dated: September 9, 2020



KATHLEEN R. SESSMAN
City Clerk/Communications Director

PASSED, APPROVED and ADOPTED this 8th day of September, 2020.

City Council of Glendora, California

BY: _____
MICHAEL ALLAWOS, Mayor

APPROVED AS TO FORM:

Aleshire & Wynder, LLP

William Wynder

WILLIAM W. WYNDER, City Attorney

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the 28th day of July, 2020. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the 8th day of September, 2020, by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Boyer, Fredendall, Thompson, Davis, and Allawos
NOES:	COUNCIL MEMBERS:	None.
ABSENT:	COUNCIL MEMBERS:	None.
ABSTAIN:	COUNCIL MEMBERS:	None.

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the 17th day of September, 2020.

Dated: September 9, 2020

KATHLEEN R. SESSMAN
City Clerk/Communications Director

EXHIBIT A

Table A
Development Standards
Single-Family Residence Zones

Zone	Minimum Lot Area	Minimum Lot Width*	Minimum Lot Depth	Minimum Front Setback ***	Minimum Side Setback	Minimum Street Side Setback	Minimum Rear Setback	Maximum Floor Area	Maximum Second Floor Area	Maximum Height
R1	7,500 sq ft	70 ft	100 ft	20 ft	5 ft	10 ft	25 ft	35% FAR not including a 400 sq ft attached <i>or</i> detached garage ****	75% of first floor excluding a 400 sq ft attached garage *****	Two stories not to exceed 25 ft
E3	8,000 sq ft	70 ft		25 ft	7 ft	15 ft	35 ft			
E4	8,500 sq ft	75 ft								
E5	10,500 sq ft	85 ft								
E6	12,500 sq ft	100 ft								
E7	15,000 sq ft									
	See official zoning map	100 ft								
RHR	43,560 sq ft	200 ft **	200 ft **	40 ft or 10% of lot depth, whichever is greater, as measured from the street ***	30 ft side yards shall total at least 30% of the lot width ***	50 ft or 20% of lot depth, whichever is greater ***	n/a			
							See § 21.04.030 for land coverage replacements			

- * For lots fronting on a cul-de-sac, 75 ft in the R and E zones and 150 ft in the RHR zone.
- ** When necessary to preserve the natural topography or other natural features, the minimum street frontage shall be sixty feet and the minimum lot width shall be two hundred feet at a point not more than four hundred feet from the front property line as measured from the street.
- *** For infill development, the minimum front setback shall be the average front setback of the two adjacent residences, but not less than the minimum specified.
- **** The Director may increase or decrease the minimum setbacks to preserve the natural topography or other natural features.
- ***** Lots exceeding ten percent average slope are subject to Section 21.04.030 instead of the maximum floor area requirement.
- ***** Hillsides lots may request approval of a minor modification pursuant to Section 21.02.035 to allow an increase to eighty-five percent second floor area based on findings with facts.