

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

In the matter of:

Ordinance No.: 6022-B

An Ordinance Amending Chapter 17, Articles 17.04, 17.06, 17.08, 17.10, 17.20, 17.22, 17.26, 17.30, 17.34, 17.44, 17.46, 17.48, 17.50, 17.54, 17.56, and 17.64 pertaining to Accessory and Junior Accessory Dwelling Units

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on June 09, 2020, by the following vote:

Ayes: WEYGANDT, HOLMES, UHLER, GUSTAFSON, GORE

Noes: NONE

Absent: NONE

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:**

WHEREAS, in 2019, the California Legislature passed and the Governor signed into law several housing-related bills which went into effect on January 1, 2020; and

WHEREAS, among those bills are Senate Bill 13 and Assembly Bills 68 and 881, which require changes to County ordinances related to the permitting, regulating, and the calculation and collection of development impact fees and building and development fees for accessory and junior accessory dwelling units; and

WHEREAS, in accordance with Placer County Code Chapter 17, Article 17.60, Section 17.60.090, on March 11, 2020, notice of the proposed zoning text amendments to modify the requirements for accessory and junior accessory dwelling units was provided to the County's municipal advisory councils; and

WHEREAS, on May 14, 2020, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Sections 17.60.090(B)(2) and 17.60.140 to consider the proposed zoning text amendments, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of public hearing was given in compliance with Government Code section 65863 and Placer County Code Chapter 17 Article 17.60, Section 17.60.140, and on June 09, 2020, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed zoning text amendments and codified changes to Chapter 17; and

WHEREAS, changes for clarity and consistency with state law are codified in Chapter 17, Articles 17.04 (Definitions), 17.06 (Zoning Districts Established), 17.08 (Agriculture Exclusive (AE) District), 17.10 (Farm (F) District), 17.20 (Commercial Planned Development (CPD) District), 17.22 (General Commercial (C2) District), 17.26 (Highway Services (HS) District), 17.30 (Neighborhood Commercial (C1) District), 17.34 (Resort (RES) District), 17.44 (Residential Agricultural (RA) District), 17.46 (Residential Forest (RF) District), 17.48 (Residential Multifamily (RM) District), 17.50 (Residential Single-Family (RS) District), 17.54 (General Development Regulations), 17.56 (Specific Use Requirements), and 17.64 (Williamson Act Lands Program); and

WHEREAS, the purpose of these amendments is to establish regulations for the development of accessory and junior accessory dwelling units consistent with California Government Code section 65852.2 (Accessory Dwelling Unit) and 65852.22 (Junior Accessory Dwelling Units) and all other adopted goals, objectives and policies of Placer County; and

WHEREAS, the above action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Public Resources Code Section 21080.17 and CEQA Guidelines sections 15061(b), 15282(h), 15301, 15303 and 15305; and

WHEREAS, the public hearing to consider adoption of this ordinance was noticed in compliance with State law and County Code.

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 amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases.

"Accessory Dwelling Unit" and "Junior Accessory Dwelling Unit" have the same meanings as defined in the California Government Code as defined by California Government Code Section 65852.2 and the California Government Code 65852.22.

"Multifamily dwellings" (land use) mean and include: (1) a building or a portion of a building used and/or designed as residences for two or more families living independently of each other; or (2) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not an accessory or junior accessory secondary dwelling unit. Includes halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and boarding and rooming houses (See "Boarding and rooming house").

~~"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.~~

~~"Secondary dwellings" (land use) means a second permanent dwelling that is accessory to a primary dwelling on a site. A secondary dwelling may be either a detached or attached dwelling unit which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary dwelling. Secondary dwellings also include multi-generation housing units and are synonymous with accessory dwelling units as defined by California Government Code Section 65852.2. See Section 17.56.200 for specific use requirements applicable to secondary dwellings.~~

SECTION 2. Placer County Code Chapter 17, Article 17.06, Section 17.06.050 is hereby amended as follows:

17.06.050 Land use and permit tables.

D. Tables. The following tables, and the lists of allowable uses in Sections 17.06.060 et seq., contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience, to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

LAND USE TYPES	ZONE DISTRICTS																				
	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses																					
<u>Secondary dwellings</u> <u>Accessory and junior</u> <u>accessory dwelling units</u> (Section 17.56.200)	C	C	C	C	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>		C					C	C				

SECTION 3. Placer County Code Chapter 17, Article 17.08, Section 17.08.010 is hereby amended as follows:

17.08.010 Agricultural exclusive (AE).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the AE zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Secondary dwellings <u>Accessory and junior accessory dwelling units</u>	C	17.56.200

SECTION 4. Placer County Code Chapter 17, Article 17.10, Section 17.10.010 is hereby amended as follows:

17.10.010 Farm (F).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the F zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Secondary dwellings <u>Accessory and junior accessory dwelling units</u>	C	17.56.200

SECTION 5. Placer County Code Chapter 17, Article 17.20, Section 17.20.010 is hereby amended as follows:

17.20.010 Commercial Planned Development (CPD).

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
<u>Accessory and junior accessory dwelling units</u>	<u>C</u>	<u>17.56.200</u>

SECTION 6. Placer County Code Chapter 17, Article 17.22, Section 17.22.010 is hereby amended as follows:

17.22.010 General Commercial (C2).

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
<u>Accessory and junior accessory dwelling units</u>	<u>C</u>	<u>17.56.200</u>

SECTION 7. Placer County Code Chapter 17, Article 17.26, Section 17.26.010 is hereby amended as follows:

17.26.010 Highway Service (HS).

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
<u>Accessory and junior accessory dwelling units</u>	<u>C</u>	<u>17.56.200</u>

SECTION 8. Placer County Code Chapter 17, Article 17.30, Section 17.30.010 is hereby amended as follows:

17.30.010 Neighborhood Commercial (C1).

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
<u>Accessory and junior accessory dwelling units</u>	<u>C</u>	<u>17.56.200</u>

SECTION 9. Placer County Code Chapter 17, Article 17.34, Section 17.34.010 is hereby amended as follows:

17.34.010 Resort (RES).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RES zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Secondary dwellings Accessory and junior accessory dwelling units	C	17.56.200

SECTION 10. Placer County Code Chapter 17, Article 17.44, Section 17.44.010 is hereby amended as follows:

17.44.010 Residential-agricultural (RA).

B. Allowable Land Uses, Permit Requirements and Minimum Lot Area. The following land uses are allowed in the RA zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM LOT AREA ⁽¹⁾ (sq. ft.)	SPECIFIC STANDARDS IN SECTION:
Secondary dwellings Accessory and junior accessory dwelling units	C	40,000 <u>0</u>	17.56.200

D. Residential Density. The maximum density for single-family dwellings in the RA zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum parcel size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (~~Secondary dwellings~~ **Accessory and junior accessory dwelling units**).

SECTION 11. Placer County Code Chapter 17, Article 17.46, Section 17.46.010 is hereby amended as follows:

17.46.010 Residential-forest (RF).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RF zone district as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Secondary dwellings Accessory and junior accessory dwelling units	C	17.56.200

D. Residential Density. The maximum density for single-family dwellings in the RF zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum parcel size), except where additional units are approved pursuant to Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (~~Secondary dwellings~~ **Accessory and junior accessory dwelling units**).

SECTION 12. Placer County Code Chapter 17, Article 17.48, Section 17.48.010 is hereby amended as follows:

17.48.010 Residential multifamily (RM).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM zone district as provided by Section 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Secondary dwellings <u>Accessory and junior accessory dwelling units</u>	C	17.56.200

D. Residential Density. The allowed density for residential development shall be as follows (**except where additional units are approved pursuant to Section 17.56.200 (Accessory and junior accessory dwelling units)**):

1. Single-Family Dwellings. Density shall be as provided by the minimum lot area requirements of subsection (C)(1) of this section, or Section 17.52.060 (Density limitation).
2. Multifamily Dwellings. Allowed density shall be one unit for each two thousand (2,000) square feet of site area. The Placer County General Plan or an applicable Community Plan may limit the actual maximum density permitted to less than one unit per two thousand (2,000) square feet.

SECTION 13. Placer County Code Chapter 17, Article 17.50, Section 17.50.010 is hereby amended as follows:

17.50.010 Residential single-family (RS).

B. Allowable Land Uses, Permit Requirements and Minimum Lot Area. The following land uses are allowed in the RS zone district as provided by Section 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM LOT AREA ⁽²⁾ (sq. ft.)	SPECIFIC STANDARDS IN SECTION:
Secondary dwellings <u>Accessory and junior accessory dwelling units</u>	ARP <u>C</u>	See Section 17.56.200	

D. Residential Density. The maximum density for single-family dwellings in the RS zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum Parcel Size), except where additional units are approved as provided by Sections 17.56.230 (Single-family dwellings, density), or 17.56.200 (~~Secondary dwellings~~ Accessory and junior accessory dwelling units).

SECTION 14. Placer County Code Chapter 17, Article 17.54, Section 17.54.060 is amended as follows:

17.54.060 Parking space requirements by land use.

Residential Land Uses	Number of Parking Spaces Required
Secondary dwellings <u>Accessory and junior accessory dwelling units</u>	See Section 17.56.200

SECTION 15. Placer County Code Chapter 17, Article 17.56, Sections 17.56.020, 17.56.090, 17.56.150, 17.56.180, 17.56.200, 17.56.202, and 17.56.230 are amended as follows:

17.56.020 Accessory buildings and uses.

4. Setback Requirements. As provided by Sections 17.06.060 et seq., and 17.54.130 et seq., except that accessory and junior accessory dwelling units are subject only to the setback requirements set forth in Section 17.56.200.

17.56.090 Caretaker and employee housing.

G. Maximum Floor Area for Caretaker and Employee Housing. The maximum floor area allowed 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 17.54.010(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.

17.56.150 Mobile homes and manufactured homes.

Mobile homes and manufactured homes that are or will be placed the primary dwelling on lots or parcels zoned for conventional single-family residential use, and the storage of unoccupied mobile homes on private property are subject to the requirements of this section. Mobile homes used as caretaker quarters or employee housing are subject to Section 17.56.090 (Caretaker and employee housing). **Mobile homes used as accessory dwelling units are subject to Section 17.56.200 (Accessory and junior accessory dwelling units).** Mobile homes used for temporary dwellings during construction or for disaster relief are subject to Section 17.56.280 (Temporary dwellings). Mobile homes placed in mobile home parks (Section 17.56.140) that are regulated by the California State Department of Housing and Community Development, are not subject to the provisions of this chapter.

17.56.180 Residential accessory uses.

When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, residential accessory uses are subject to the requirements of this section, where they are specifically identified. Residential accessory uses include any use that is customarily part of a single-family dwelling, including but not limited to swimming pools, workshops, studios, greenhouses, garages, ~~secondary dwelling units~~ and guesthouses.

A. General Standards. Residential accessory uses are subject to the provisions of Section 17.56.030 (Accessory buildings and uses). In general, such uses must be incidental to the principal use on the site, and they must be constructed/erected concurrently with or subsequent to the principal use. (The timing of construction of accessory structures is addressed in Section 17.56.020(A)(1)). Residential accessory structures shall not occupy more than the maximum allowable floor area shown in the table below (including **but not limited to** any garage, storage area within the garage, workshop, studio, home office, guesthouse, **and** recreation or exercise room, ~~secondary dwelling and other residential accessory structures~~).

SIZE OF PARCEL (GROSS ACREAGE)	MAXIMUM FLOOR AREA OF RESIDENTIAL ACCESSORY STRUCTURES PER PARCEL
<1 acre	2,000 sq. ft.
1 acre—2.29 acres	2,400 sq. ft.
2.3 acres—4.59 acres	3,000 sq. ft.
4.6 acres or larger	no restriction in size

Note: The limitations on floor area imposed by the chart above are the total cumulative floor area of all residential accessory structures per parcel. See subsection (C)(8) (Tahoe Area Accessory Structures) for standards relating to accessory structures in the Tahoe-Sierra Area.

C. Definitions and Requirements for Specific Accessory Uses. The following types of residential accessory uses are defined below and are subject to the requirements shown:

15. Accessory and Junior Accessory Dwelling Units. Accessory and junior accessory dwelling units are subject to the requirements in Section 17.56.200, and are not subject to the total cumulative floor area limits of this section.

17.56.200 Secondary dwellings/multi-generation housing Accessory and junior accessory dwelling units.

When allowed by Section 17.06.030 et seq. (Allowable land uses and permit requirements) in the zone applicable to a site, ~~secondary dwellings~~ **accessory and junior accessory dwelling units** are subject to the requirements of this section.

A. Purpose. The board of supervisors finds that special regulations relating to the establishment and operation of ~~secondary~~ **accessory dwelling units** are necessary in order to implement California Government Code Sections ~~65852.2~~ **and 65852.22**, which sets forth the requirements for accessory **and junior accessory** dwelling units (~~herein referred to as secondary dwellings~~), in a manner that will improve affordable housing and protect the health, safety and general welfare of the residents of Placer County.

B. Definitions.

“Accessory Dwelling Unit” and “Junior Accessory Dwelling Unit” have the same meanings as defined in the California Government Code.

BC. Application Contents. The following materials in addition to other information required for a building permit application shall be submitted to the planning department.

1. On a lot with an existing single-family dwelling, include floor plans and elevations of the ~~secondary~~ **accessory and/or junior accessory dwelling unit** and a representative photograph of the single-family dwelling.
2. Applications for ~~secondary~~ **accessory and junior accessory dwelling units** on vacant parcels shall include elevations and floor plans for both the primary single-family and ~~secondary~~ **accessory and junior accessory dwelling units**.

CD. Timing of Permit and Construction. A permit for an ~~an secondary~~ **accessory or junior accessory dwelling unit** may be issued and the unit constructed either simultaneously with or subsequent to the primary single-family dwelling to be constructed on the site.

DE. Design Standards for Secondary Dwellings **Accessory and Junior Accessory Dwelling Units.**

1. Floor Area. The maximum floor area of an accessory secondary dwelling unit attached to, or contained within the existing space of the primary single-family dwelling shall not exceed fifty (50) percent of the primary single-family dwelling living area, with a maximum floor area of one thousand two hundred (1,200) square feet. The maximum floor area for an accessory dwelling unit secondary dwelling detached from an existing single-family dwelling shall not exceed one thousand two hundred (1,200) square feet. [Note: "Living area," for the sole purpose of calculating the maximum floor area of an attached accessory dwelling unit attached secondary dwelling, means the interior habitable floor area of a dwelling unit, as measured to the outside surface of exterior walls, including habitable basements and attics, but does not include a garage or any accessory structure that was not developed as habitable space.]

2. Attachment to Residential Accessory Structures. A secondary dwelling may be attached to a residential accessory structure as allowed in Section 17.56.180, as long as the secondary dwelling has a separate entrance with no internal circulation to the attached residential accessory structure, unless said structure is a garage.

3-2. Outdoor Covered Area. Covered porches, decks, landing places and similar architectural features may be added to an accessory or junior accessory dwelling unit a secondary dwelling-structure provided that any such covered feature is open on at least two sides and occupies an area no larger than twenty-five (25) percent of the allowable living area of the secondary accessory or junior accessory dwelling unit.

4-3. Appearance of Secondary Accessory Dwelling Unit. The accessory or junior accessory dwelling unit secondary dwelling should be subordinate to the primary single-family dwelling, as well as architecturally compatible with the primary single-family dwelling (e.g., inclusive of complimentary materials, colors, and styles as the exterior of the primary single-family dwelling, including roof, eaves, windows, accents, and doors). For accessory or junior accessory dwelling units secondary dwellings attached to a single-family dwelling, the appearance of the building should remain that of a single-family residence.

5-4. Parking Requirements. In addition to parking required for the primary single-family dwelling by Article 17.54, one parking space per accessory dwelling unit or bedroom, whichever is less, shall be provided on-site for the secondary accessory dwelling unit(s). Tandem parking on an existing driveway or in setback areas is permissible. In areas subject to winter snow removal operations, new encroachments onto county-maintained roadways shall be prohibited in order to preserve available snow storage areas. No additional parking is required if the proposed secondary accessory dwelling unit is:

- a. Within one-half mile of a public transit stop;
- b. Within an architecturally and historically significant historic district;
- c. Within the existing single-family dwelling or an existing residential accessory structure;
- d. In an area where on-street parking permits are required but not offered to the occupant of the secondary dwelling; or
- e. Within one block of a car share vehicle pick-up location;:-
- f. A junior accessory dwelling unit; or
- g. Converted from a garage, carport, or other covered parking space, or if a garage, carport, or other covered parking space is demolished in conjunction with the accessory or junior accessory dwelling unit construction.

Notwithstanding Section 17.54.130(B) (Resolution of conflicts), parking for accessory or junior accessory dwelling units secondary dwellings in Squaw Valley shall be subject to the parking requirement stated in this section.

5. Building Code Requirements. Local building code requirements apply to detached dwellings as appropriate. However, accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. ADUs must meet building and fire safe standards.

EF. Occupancy and Ownership. No accessory or junior accessory dwelling unit may be sold or conveyed separately from the primary single-family dwelling. On parcels with an accessory or junior accessory dwelling unit, rental of the accessory dwelling unit for thirty (30) days or less is prohibited. Either the primary or secondary dwelling on the site shall be owner occupied or rented on a long-term basis. This provision is not to be construed as requiring occupancy of one of the dwellings on a continuous basis; rather it requires owner occupancy or long-term rental of one of the units at any one time. For purposes of this section, "long-term rental" is defined as thirty-one (31) consecutive calendar days or more. Failure to comply with this requirement shall be a violation of the County Code and subject to enforcement action by the county. No secondary dwelling may be sold separately from the primary single-family dwelling.

For properties with a junior accessory dwelling unit, the single-family residence containing a junior accessory dwelling unit must be owner-occupied, either in the remaining portion of the structure or in the junior accessory dwelling unit, unless the owner is a governmental agency, land trust, or housing organization. The owner of a junior accessory dwelling must record a deed restriction in a form acceptable to the County that runs with the land and restricts the size and attributes of the junior accessory dwelling unit to those allowable by State law and the Placer County Code. The recorded deed must be filed with the County immediately after recordation.

FG. General Development Requirements. The addition of an accessory or junior accessory dwelling unit a secondary dwelling shall not cause a parcel to exceed the allowable density of the site. Accessory and junior accessory dwelling units Secondary dwellings are a residential use that is consistent with the existing General Plan and Zoning designation for the lot. See Section 17.56.180 for limitations on the total cumulative square footage of residential accessory structures on parcels of various sizes. Secondary Accessory and junior accessory dwelling units shall conform to the height, setback, and lot coverage requirements of the applicable zone district unless more permissive standards are established in this section, and are subject to residential construction fees and charges, unless exempted by County Code.

No setback shall be required for an accessory or junior accessory dwelling unit that is converted from or constructed in the same location and to the same dimensions as an existing, permitted garage structure that is converted to a secondary dwelling (where no expansion is proposed). A and a setback of five four feet from the side and rear lot lines shall be required for a secondary dwelling that is constructed above an existing, permitted garage in all other instances.

The height limit for accessory and junior accessory dwelling units is established by the applicable zone district but shall not be less than 16 feet.

Junior accessory dwelling units must be constructed within the walls of a proposed or existing single-family residence, must have a separate entrance, and must have a cooking facility with appliances, a food preparation counter, and storage cabinets reasonably sized in relation to the unit.

Pursuant to Section 13.12.150, the construction of an accessory or junior accessory unit may necessitate a new or separate connection between the unit and the sewerage system. This determination will be made by the engineer. If a public sanitary

sewer is not available, then the on-site sewage disposal system shall be designed in compliance with Placer County Code Article 8.24 (County Wastewater Regulations).

GH. Deed Restriction for Affordability. To qualify for fee exemption under this section, an accessory or junior accessory unit must be restricted for affordability as verified by the county housing specialist and in accordance with current State Department of Housing and Community Development requirements. Verification must be rendered in writing from the planning division to the building services division prior to the issuance of any permits.

~~A property owner may deed restrict a secondary dwelling unit for affordability in order to be exempted from building permit and other specified fees per Section 15.65.140(B) (Affordable housing incentives). Prior to issuance of a building permit for a secondary dwelling, the owner shall record a deed restriction. The declaration shall run with the land and be binding upon the applicant and successor property owners.~~

HI. Number of Units.

1. No more than one junior accessory dwelling unit shall be allowed per residential lot within a single-family dwelling.

2. No more than one detached accessory dwelling unit secondary dwelling shall be allowed per parcel with a single-family primary dwelling.

3. No more than two detached accessory dwelling units shall be allowed per lot with a multifamily dwelling, and such units are subject to a 16-foot height limit.

4. At least one accessory dwelling unit is allowed within an existing multifamily dwelling. The total number of accessory dwelling units allowed within a multifamily dwelling shall not exceed 25 percent of the number of existing multifamily dwelling units.

17.56.202 Secondary Accessory and junior accessory dwelling units—Lake Tahoe Basin. Secondary **Accessory and junior accessory dwelling units** proposed within the boundaries of the Placer County Tahoe Basin Area Plan shall be subject to provisions of said Plan and regulated pursuant to the Placer County Tahoe Basin Area Plan Implementing Regulations.

17.56.230 Single-family dwellings, additional building site.

No more than one single-family dwelling shall be allowed on any single parcel, except for a ~~secondary dwelling~~ **accessory and junior accessory dwelling units** (Section 17.56.200), or one additional single-family dwelling if approved as provided by this section. If the parcel contains at least twice the minimum net lot area required by the applicable zone, an additional building site for a second single-family dwelling may be approved as follows:

SECTION 16. Chapter 17, Article 17.64, Section 17.64.090 is amended as follows:

17.64.090 Limitations on land uses in agricultural preserves, open space preserves, or farmland security zones.

Table 2
ALLOWABLE COMPATIBLE USES

TYPE OF LAND USE	PERMIT REQUIREMENT BY ZONE					
	RA	RF	AE	F	FOR	O
<u>Secondary dwellings</u> <u>Accessory and junior accessory dwelling units</u>	ARP <u>C</u>	ARP <u>C</u>	ARP <u>C</u>	ARP <u>C</u>		

D. Limitation on Residential Uses. The purpose of allowing residential uses on land subject to a Williamson Act contract is to support on-site agricultural operations, and not to provide nonagricultural related rural homesites. The residential uses listed as allowable under a preserve contract shall be limited as follows.

1. One single-family dwelling shall be allowed per preserve contract for the owner/manager of the parcel(s) subject to the contract.

2. Additional housing may be allowed on the parcel(s) subject to the contract only to the extent that the agricultural commissioner and the planning director determine that the nature and scale of the agricultural operations on the site require agricultural labor in addition to the owner/manager. The maximum number of dwellings allowed by the planning director in compliance with this section shall not exceed one single-family dwelling ~~and one secondary dwelling~~, **one detached accessory dwelling unit, and one junior accessory dwelling unit** per parcel of land that can meet the requirements of this chapter as a separate building site. Appeals of planning director's determination under this section shall comply with Section 17.60.110 of this chapter. When there is a violation of this section, the county shall act upon such violation in accordance with Section 51250 of the Act.

SECTION 17. 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.