

SUMMARY OF DRAFT ZONING ORDINANCE AMENDMENTS

ARTICLE III	GENERAL REGULATIONS
Sec. 36.06.50(o)	Clarify that ADUs and JADUs shall be designed and reviewed in compliance with Sec. 36.12.60, and are exempt from zoning permits.
ARTICLE IV	RESIDENTIAL ZONES
Sec. 36.10.05	Amend the Residential Land Use Table to list ADUs and JADUs as permitted uses in the R1, R2, R3, RMH, and R4 districts.
Sec. 36.12.60	Amend the section to specify that the section establishes standards for ADUs and JADUs in conformance with city code and all applicable state law.
Sec. 36.12.65	Replace the Sec. 36.12.65 (Legislative findings) with a new section (Accessory dwelling unit and junior accessory dwelling unit definitions) to define terms specific to ADU and JADU standards.
Sec. 36.12.70	Replace the Sec. 36.12.70 (Development standards) with a new section, (Legislative findings) to state that, pursuant to Government Code Sec 65852.2, ADUs and JADUs are consistent with allowable density, general plan and zoning designation for the site provided the units are located on residentially-zoned properties.
Sec. 36.12.75	Replace the Sec. 36.12.75 (Parking exceptions) with Sec. 36.12.75 (Review process) to set forth the review process for an ADU or JADU.
Sec. 36.12.80	Add a new section (Maximum number of units) to establish the maximum number of ADUs or JADUs on a single-family or multi-family site.
Sec. 36.12.85	Add a new section (Provisions applicable to single-family accessory dwelling units) to establish development standards and regulations for ADUs on single-family properties.

Sec. 36.12.90	Add a new section (Provisions applicable to multi-family accessory dwelling units) to establish development standards and regulations for ADUs on multi-family properties.
Sec. 36.12.95	Add a new section (Provisions applicable to junior accessory dwelling units) to establish development standards and regulations for JADUs.
Sec. 36.12.100	Add a new section (Exceptions) to establish exceptions from parking and development standards for certain ADUs.
Sec. 36.12.105	Add a new section (Sale of units) to establish a prohibition on the sale of an ADU or JADU separate from the primary dwelling(s) onsite.
Sec. 36.12.110	Add a new section (Short-term rentals) to establish regulations for the short-term rental of certain ADUs.
Sec. 36.12.115	Add a new section (Fire sprinklers) to establish when fire sprinklers are not required in an ADU.
Sec. 36.12.120	Add a new section (Utilities) to establish standards for separate utility connections and electric/water meters for ADUS.
ARTICLE IV	COMMERCIAL ZONES
Sec. 36.18.05	List ADUs as a permitted land use in the CRA district.
Sec. 36.18.50	Amend the CRA district special zoning standards to state that ADUs, consistent with 36.12.60, are permitted on residential sites.
ARTICLE XVII	DEFINITIONS
Sec. 36.60.05	Revise the ADU definition for internal consistency and clarity.
Sec. 36.60.23	Add a JADU definition.