

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 as a permitted use in the R1, R2, R3, RMH, and R4 districts, JADUs as a permitted use in the R1 district, and Large Family Daycare as a permitted use 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	Amend the 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. 36.12.70	Replace the Sec. 36.12.70 (Development standards) with a new section, (Review process). Set forth the review process for an ADU or JADU.
Sec. 36.12.75	Replace the Sec. 36.12.75 (Parking exceptions) with Sec. 36.12.75 (Development standards). Amended the maximum gross floor area, allowable locations, setbacks, height, required parking, design criteria and entrances for ADUs.
Sec. 36.12.80	Add a new Sec. 36.12.80 (Provisions applicable to multifamily structures) to establish development standards and regulations for ADUs in multifamily structures.
Sec. 36.12.85	Add a new Sec. 36.12.85 (Provisions applicable to junior accessory dwelling units) to establish development standards and regulations for JADUs.
Sec. 36.12.90	Add a new Sec. 36.12.90 (Exceptions) to detail parking and development standard exceptions related to ADUs and JADUs.
Sec. 36.12.95	Add a new Sec. 36.12.95 (Sale of units) to describe restrictions on the sale of ADUs.
Sec. 36.18.100	Add a new section 36.12.100. (Short-term rentals) to clarify which types of ADUs prohibit short-term rentals.
Sec. 36.18.105	Add a new section 36.12.105 (Fire sprinklers) to clarify that fire sprinklers are not required in an ADU if they are not

	required for the primary dwelling unit.
Sec. 36.18.110	Add a new section 36.12.110 (Utilities) to describe utility requirements 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 IX	STANDARDS FOR SPECIFIC LAND USES
Sec. 36.28.20	Revise language to clarify that large family child-care homes are permitted in any single-family or multifamily district. Clarify that standards for childcare facilities including spacing/concentration, traffic control, adjacent uses, outdoor play areas, and development review approval apply only to child day-care centers, not to large family day-care homes.
ARTICLE X	PARKING AND LOADING
Sec. 36.32.50	Eliminate the parking requirement for large family child-care homes (currently one space per employee).
ARTICLE XVI	ZONING ORDINANCE ADMINISTRATION
Sec. 36.48.32	Eliminate the nondiscretionary conditional use permit requirement for large family child-care homes.
Sec. 36.50.35	Add language to clarify the purpose of the Planned Community (PC) Permit.
Sec. 36.50.40	Reformat the section for additional clarity.
Sec. 36.50.55	Add language to clarify the required findings of the Planned Community (PC) Permit.
ARTICLE XVII	DEFINITIONS
Sec. 36.60.05	Revise the ADU definition for internal consistency and clarity.
Sec. 36.60.09	Revise the small-family child-care home definition to establish the maximum number of children permitted in small-family child-care homes as 8 children, pursuant to the California Health and Safety Code.
Sec. 36.60.23	Add a JADU definition.