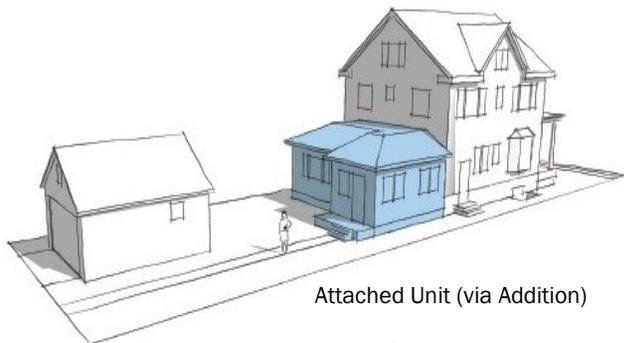


# TYPES OF SECOND RESIDENTIAL DWELLING UNITS

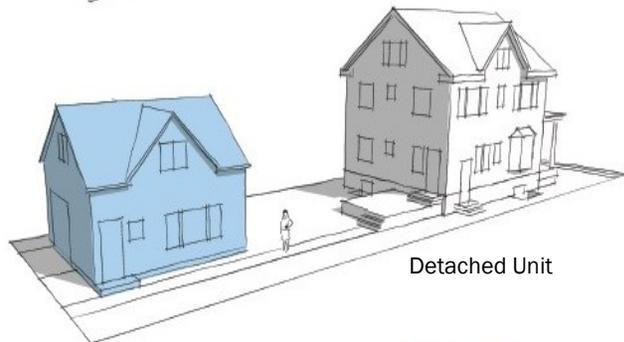
## DEVELOPMENT STANDARDS HIGHLIGHTS

# SECOND RESIDENTIAL DWELLING UNITS

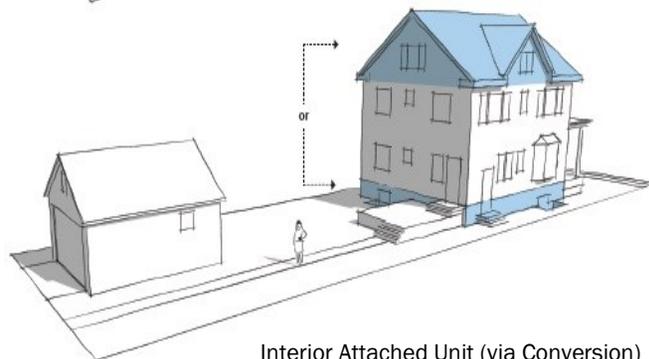
- 6,000 square foot minimum lot size developed with an existing single-family residence
- 800 square foot maximum unit size
- One uncovered parking space per unit (may be tandem)
- No more than 1 unit per parcel
- Minor Design Review Permit approval required
- Separate utility meters may be provided in the R-2, R-3 and O-R Zoning Districts
- Units shall comply with Building and Fire codes, as well as property development standards of the District in which it is located including setbacks, height and maximum floor area calculations.



Attached Unit (via Addition)



Detached Unit



Interior Attached Unit (via Conversion)



CITY OF  
CLOVERDALE

After reading this, if you have further questions, please consult a Planner.

Hours: Monday - Thursday 1:00 pm - 5:00 pm

City of Cloverdale Planning Department  
124 N. Cloverdale Boulevard  
Cloverdale, CA 95425  
Phone: 707-894-1726 Fax: 707-894-3451

# CITY OF CLOVERDALE

## SECOND RESIDENTIAL DWELLING UNITS

### What is a Second Residential Dwelling Unit?

A Second Residential Dwelling Unit is a detached or attached dwelling unit of 800 square-feet or less and provides permanent, independent living provisions including sleeping, cooking, living and sanitation on the same lot as the primary dwelling unit.

### Where are Second Residential Dwelling Units allowed?

Second Residential Dwelling Units are allowed in all Residential Zoning Districts except on lots which contain a guest house, converted garage, mobile home or more than one single-family residence.

### How are Second Residential Dwelling Units established?

Attached Second Residential Dwelling Units may be established through conversion of a portion of an existing single-family residence.

Detached Second Residential Dwelling Units may be established outside of required setbacks through the conversion of an accessory structure or by new construction.

*A source of income for property owners and a valuable source of rental housing for the City.*

### DEVELOPMENT STANDARDS

Second Residential Dwelling Units are permitted in any Residential Zoning District subject to Minor Design Review approval pursuant to Section 18.03.150 of the Zoning Ordinance. Second Residential Dwelling Units shall be prohibited on lots containing a guest house, garage converted to residential or non-residential use, mobile home, or more than one existing single-family dwelling.



Second Residential Dwelling Units are exempt from density calculations, but shall comply with the property development standards of the District in which it is located, existing Building and Fire Codes, and Design Review criteria including, but not limited to:

- Setbacks;
- Height limits;
- Floor Area Ratio (F.A.R.)



When constructing a primary dwelling unit and a second unit simultaneously, the primary dwelling unit shall be completed and occupied prior to occupying the second unit.

Second units shall be subordinate to the primary dwelling in size and location, and the second unit's scale, appearance and character shall be similar to the primary dwelling and adjacent residences.

