

SUMMARY

SECTION 15-2754 - Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters

Type	Min Lot Size	Kitchens	Max Floor Area	Parking*	Utility Meters	Covenant Required	Fee
SECOND DWELLING UNIT	6,200	Yes	1,250	1 covered space (1 bedroom) 1 additional space (covered or uncovered) for two or more bedrooms	Separate gas/electric may be permitted	Yes	\$1,697
BACKYARD COTTAGE	6,000 (interior lot) 5,000 (corner lot)	Yes	440	None required	Separate gas/electric not permitted	Yes	\$1,697
ACCESSORY LIVING QUARTERS	5,000	No	500 or 30% of primary single-family dwelling (whichever is less)	None required	Separate gas/electric not permitted	Yes	\$1,697

* Assembly Bill 2299 (d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

- (1) The accessory dwelling unit is located within one-half mile of public transit.
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit