

SECTION 1. Section 22.140.640 is hereby amended to read as follows:

22.140.640 Accessory Dwelling Units and Junior Accessory

Dwelling Units.

A. Purpose. This Section provides for the development of accessory dwelling units and junior accessory dwelling units with appropriate development restrictions, pursuant to Chapter 13 of Division 1 of Title 7 of the California Government Code.

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E. Limitations on Lots Created by Streamlined Ministerial Subdivision Processes. Notwithstanding any other provision of this Section, the following limitations shall apply: ~~Maximum Number of Accessory Dwelling Units and Junior Accessory Dwelling Units.~~ Table 22.140.640-A, below, identifies the maximum number of ~~accessory dwelling units and junior accessory dwelling units permitted on a lot:~~

TABLE 22.140.640-A: MAXIMUM NUMBER OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS PERMITTED ON A LOT		
Principal Use on a Lot	Maximum Number	
	Accessory Dwelling Units	Junior Accessory Dwelling Units
One proposed or existing single-family residence in any zone that allows residential use	1 attached to or within a single-family residence or accessory structure, and 1 detached from residences	1

<p>Any proposed or existing multi-family residence in any zone that allows residential use</p>	<p>25 percent of principal dwelling units attached to or within existing residential building(s);¹ and 2 detached from residences</p>	<p>-</p>
<p>Note:</p>		
<p>1. When the calculation results in a fractional number, the result shall be rounded up to the nearest whole number. These accessory dwelling units may include, but are not limited to, conversions of habitable or unhabitable space or additions to residences.</p>		

1. Subdivisions Pursuant to Government Code Section 66411.7. On a lot created through an urban lot split pursuant to section 66411.7 of the California Government Code that contains only one principal dwelling unit, a maximum of one (1) total accessory dwelling unit or junior accessory dwelling unit shall be permitted, subject to the same development standards as provided in this Section.

2. Subdivisions Pursuant to Government Code Section 66499.41. Accessory dwelling units and junior accessory dwelling units are prohibited on any lot created pursuant to section 66499.41 of the California Government Code.

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G. Accessory Dwelling Unit Development Standards. The development standards in this Subsection apply to any accessory dwelling unit not described by Subsection H, below.

1. Accessory Dwelling Units.

a. Maximum Number of Accessory Dwelling Units. On a lot with an existing or proposed single-family or multi-family residence, a maximum of one (1) accessory dwelling unit is permitted pursuant to the development standards of this Subsection G.

ba. Floor Area.

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cb. Height.

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iii. Planning Area Standards Districts, Community Standards Districts, and Specific Plans. Any new accessory dwelling unit, or expanded portion of an existing structure that is part of a proposed accessory dwelling unit, shall not exceed the maximum height specified in a Planning Area Standards District, Community Standards District, or Specific Plan, provided at least the following heights are allowed:

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(2) A height of 18 feet for a detached accessory dwelling unit, with an additional two feet in height to accommodate a roof pitch that is aligned with the roof pitch of the existing or proposed single-family or multi-family residence, if it is on a lot that is within one-half mile walking distance of a major transit

stop or a high-quality transit corridor as those terms are defined in section ~~2155~~ 21155 of the Public Resources Code; and

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de. Required Yards.

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ed. Parking.

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fe. Distance from Publicly Dedicated Open Space. In any Fire Hazard Severity Zone, as defined in Title 32 (Fire Code) of the County Code, an accessory dwelling unit shall be located at least 200 feet from publicly dedicated open space, including but not limited to County, state, and federal parklands, conservancy lands, and deed-restricted open space parcels and easements, provided an accessory dwelling unit of at least 800 square feet with side and rear yard setbacks of at least four feet is allowed.

gf. County Historic Landmarks, Historic Districts, and Mills Act Contract Properties.

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H. Development Standards — State-Exempt Accessory Dwelling Units.

1. The following accessory dwelling units shall be permitted, subject only to the following development standards:

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b. On a lot with an existing multi-family residence:

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ii. A maximum of eight detached accessory dwelling units on a lot with an existing multi-family residence, provided that the total number of detached accessory dwelling units does not exceed the number of principal dwelling units and each accessory dwelling unit has four-foot side and rear yard setbacks, and a maximum height as provided in Subsections G.1.b.iii.1 to G.1.b.iii.3, ~~and a maximum size as provided in Subsection G.1.a.ii.a,~~ above.

c. On a lot with a proposed multi-family residence:

i. A maximum of two detached accessory dwelling units, provided each accessory dwelling unit has four-foot side and rear yard setbacks, and a maximum height as provided in Subsections G.1.b.iii.1 to G.1.b.iii.3, ~~and a maximum size as provided in Subsection G.1.a.ii.a,~~ above.

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