

Accessory Dwelling Units

PLN18-0070; ORD18-1

Board of Supervisors
September 25, 2018

Background

- 2017 Amendments: Accessory Dwelling Units: SB1069 and AB2299
- Board Order BO17-02
 - Restrict Short Term Rentals/Define
 - Owner Occupancy Requirements
 - Smaller allowed square footage
 - Lower fees
- ADU Building Permits
 - Average: Approx. 10 annually over last 10 years

ORD18-1- PC Draft

- Prohibited Short Term Rentals (< 30-days)
- Amended Owner Occupancy Requirements
 - Required professional property manager
- Incentive/Fees
 - Road/sewer mitigation fee deferral if:
 - Deed Restrict for a period of 10-years for low and very low income individuals/families; or
 - Overall Unit is 800 or less in size
- Clarified Septic Requirements
- Allowed detached ADUs on < 1-ac. (state law)

ORD18-1- PC Recommendation

- ~~Prohibited Short Term Rentals (< 30 days)~~
- Remove Owner Occupancy Requirements
 - ~~Required professional property manager~~
- Incentive/Fees
 - Road/sewer mitigation fee deferral if:
 - Deed Restrict for a period of 10-years for low and very low income individuals/families; or
 - Overall Unit is 800 or less in size
- Clarifies Septic Requirements
- Allows detached ADUs on < 1-ac. (state law)

Staff Recommendation

- Environmental
 - Project Exempt from CEQA - 15061(b)(3), 15268, 15285(h)
- Project (ORD18-1)
- Close Board Order BO17-02

Potential Standards

- There shall be no more than one accessory dwelling unit, as provided for in this Chapter, per parcel. The accessory dwelling unit is not intended for sale separate from the primary residence and may be rented except short-term rentals (less than 30-days) are prohibited except on properties that qualify for agritourism activities as allowed for by Land Use and Development Code Section L-II 3.3.
- There shall be no more than one accessory dwelling unit, as provided for in this Chapter, per parcel. The accessory dwelling unit is not intended for sale separate from the primary residence and may be rented except short-term rental (less than 30-days) use of ADUs are prohibited on properties within the Truckee Sphere of Influence, but are allowed in other areas of the County.