



# COUNTY OF NEVADA

950 Maidu Avenue, Suite 200  
Nevada City, CA 95959-8617  
(530) 265-1480  
Fax: (530) 265-9836  
bdofsupervisors@  
nevadacountyca.gov

## Legislation Details

**File #:** SR 19-0157

**Type:** Ordinance

**Status:** Passed

**In control:** Planning Department

**On agenda:** 3/26/2019

**Title:** Public hearing, continued from September 25, 2018, to consider an Ordinance amending Chapter II of the Nevada County Land Use and Development Code Section L-II 3.19.1 to incentivize the development and long-term residential use of Accessory Dwelling Units (ADUs) by: 1) prohibiting short-term rental of ADUs with exceptions for Agritourism, the Soda Springs Rural Center and the Town of Truckee Sphere of Influence; 2) removing owner occupancy requirements; 3) providing a road and sewer maintenance fee deferral projects for ADUs when certain criteria are met; and 4) removing restrictions on ADUs on parcels with Employee Housing, including amending Chapter II of the Nevada County Land Use and Development Code Section L-II for consistency with the removal of this restriction. The Project also provides clarification regarding septic and water requirements for an ADU and allows for the development of an attached ADU on parcels less than one acre (ORD18-1).

(Introduce/Waive further reading/Adopt) An Ordinance amending Chapter II of the Nevada County Land Use and Development Code Section L-II 3.19.1 to incentivize the development and long term residential use of Accessory Dwelling Units (ADUs) by: 1) prohibiting short term rental of ADUs with exceptions for Agritourism, the Soda Springs Rural Center, and the Town of Truckee Sphere of Influence; 2) removing Owner Occupancy requirements; 3) providing a Road and Sewer Mitigation Fee deferral process for ADUs when certain criteria are met; and 4) removing restriction of ADUs on parcels with Employee Housing, including amending Chapter II of the Nevada County Land Use and Development Code Section L-II 3.10 for consistency with the removal of this restriction. The Project also provides clarification regarding septic and water requirements for an ADU and allows for the development of a detached ADU on parcels less than one acre (Planning File No. ORD 18-1).

**Sponsors:**

**Indexes:** Agricultural Commissioner (Ag Extension Services, Farm Advisor) (14), Housing & Community Services/Housing Authority (58), Planning Agency (Board of Zoning Admin, Subdivisions, etc.) (46)

**Code sections:**

**Attachments:** 1. ORD 2462 Amending Chapter II of the Nevada County Land Use and Development Code, 2. Board Memo, 3. Proposed ADU Ordinance - Planning File No. ORD18-1 (BOS 03 26 2019), 4. Track Changes version of Exhibit A of the Draft Planning Ordinance, 5. PowerPoint Presentation ADU, 6. September 25, 2018 BOS Staff Report with Attachments Removed, 7. Mountain Housing Council of Tahoe Truckee. Draft Policy Recommendations (sic) Accessory Dwelling Units as of Jan 2019, 8. Mountain Housing Council of Tahoe Truckee. Tiny homes on wheels allowed as Accessory Dwelling Units Issue and Policy Summary, 9. AB2406 Junior Accessory Dwelling Units (JADU), 10. Sample JADU Ordinance, 11. Notice of Public Hearing - 2/26/19, 12. Notice of Cancellation, 13. Notice of Public Hearing - 3/26/19

Date	Ver.	Action By	Action	Result
3/26/2019	1	BOARD OF SUPERVISORS	Adopted.	Pass