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Legislation Text

File #: SR 19-0157, **Version:** 1

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).