



Second Unit Regulations; Zoning Ordinance Amendments

City Council Meeting

January 27, 2020

New Housing Bills effective January 1, 2020 that affect how the City regulates second units

- Senate Bill 13
- Senate Bill 881
- Assembly Bill 68
- Assembly Bill 587
- Assembly Bill 671



Junior Accessory Dwelling Unit (JADU)

A new housing option for Fort Bragg.

A living space not exceeding five hundred square feet (500 SF) in size and contained entirely within the walls of a single residential unit, which includes:

- an efficiency kitchen
- a separate entrance from the main entrance to structure, with an interior entry into the main living area
- may include separate sanitation facilities, or may share sanitation facilities with the existing structure.



Accessory Dwelling Unit (ADU) Proposed Amendments

- Reduced Setbacks: 4-foot side/rear setbacks, previously up to 5-foot side and 10-foot rear setbacks
- New parking standards: no longer can replacement parking for garages converted to ADUs be required
- New maximum unit size: 1,000 SF: previously 960 SF
- Allowed on multi-family parcels: up to 2 ADUs, previously ADUs were not allowed on multi-family parcels
- Exempt from lot coverage calculation



Recommendation

- 1) Conduct public hearing;
- 2) Introduce by title only and waive the second reading of Ordinance No. 959-2020, which:
 - Amends tables in §18.22.030 and §18.22.050 of Article 2 (Zoning Districts and Allowable Land Uses);
 - Repeals and replaces §18.42.170 of Article 4 (Standards for Specific Land Uses);
 - Repeals and replaces §18.90.030 and §18.90.040 of Article 9 (ILUDC Administration); and
 - Amends Article 10 (Definitions).

