

County of Sonoma
REVISED STANDARDS FOR SECOND DWELLING UNITS

PURPOSE

The Second Dwelling Unit Ordinance that was adopted in 2003 is proposed to be amended to: 1) clarify that the height restrictions in rural areas is the same as for the main dwelling unit, 2) to allow Second Dwelling Units to be constructed over, or attached to, unconditioned structures of unlimited size (such as barns or garages that serve the primary use) so long as a deed restriction is recorded limiting the residential use of the structure to no more than 840 square feet, and (3) to allow Second Dwelling Units on smaller lots in Urban Service Areas that are on public sewer, but not public water (Graton). No changes to the minimum lot size requirements for Second Dwelling Units are proposed.

APPLICABILITY

The changes and clarifications in standards are applicable to all properties where Second Dwelling Units are permitted. The provision allowing for Second Dwelling Units in Urban Service Areas on public sewer would apply to the Graton Urban Service Area.

PERMIT REQUIREMENTS

Second Dwelling Units would continue to require a Zoning Permit. If a Second Dwelling Unit is proposed to be located as attached to a garage or other unconditioned structure of more than 400 square feet, a deed restriction or covenant will also be required to be recorded against the property limiting the residential use of the structure to no more than 840 sq. ft.

DEVELOPMENT STANDARDS

Most development standards for Second Dwelling Units will remain the same, as follows:

- Maximum size of 840 square feet; size may be up to 1,000 square feet if provided as an affordable rental unit.
- Maximum size of an attached garage serving the second unit is 400 square feet, size may be up to 500 square feet if provided as an affordable rental unit.
- Height limit of 16 feet applies in R1 & R2 Zone Districts, unless built above a garage or attached to the primary unit. In rural areas, height limit is the same as for the main home.
- Minimum lot size in rural areas (outside of a designated Urban Service Area) 2.0 acres.
- Minimum rural lot size reduced to 1.5 acres in Class 1 & Class 2 water availability areas, if provided as an affordable rental unit.
- Within designated Urban Service Areas, minimum lot size 6,000 square feet (5,000 square feet if provided as an affordable rental unit).