

Accessory Dwelling Unit

17.08.050- Accessory Dwelling Unit

R-1, RE, AG-1, AG-2, AG-3, AG-4, and NR Districts. The purpose of this section is to provide standards for Accessory Dwelling Units (ADU) to be constructed on lots developed or proposed to be developed with single family dwellings. Such accessory dwellings contribute to the supply of needed housing for the community's housing stock. Thus Accessory Dwelling Units are a residential use which is consistent with the General Plan objectives and zoning regulations, which enhance housing opportunities in the County.

- A. One attached or detached ADU may be established on all lots that are occupied with a single family dwelling unit and zoned residential or any lot that has an existing legally established permitted single family dwelling. The construction of any ADU is subject to the following requirements:
1. The unit is not intended for sale separate from the primary residence and may be rented.
 2. The lot is zoned R-1, RE, AG-1, AG-2, AG-3, AG-4 or NR
 3. The lot on which the ADU is constructed shall contain an existing owner-occupied single-family residence. The property owner must maintain occupancy of either of either the main residence or the second residence.
 4. The ADU is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
 5. The increased floor area of an attached ADU shall not exceed fifty (50%) percent of the existing living area, with a maximum increased in the floor area of 1,200 square feet.
 6. The total area of floor spaces for a detached ADU shall not exceed 1,200 square feet.
 7. The ADU shall conform to height, setbacks, lot coverage, site plan review, fees, charges and other zoning, building and health code requirements generally applicable to residential construction.
 8. Adequate sewer and potable water facilities shall be provided as determined by the Tehama County Environmental Health Department.
 9. Accessory Dwelling Units shall not be required to provide fire sprinkle if they are not required for the primary residence and may employ alternative methods for fire protection.

10. Setbacks are not required for an existing garage that is converted to an Accessory Dwelling Unit, and a setback of no more than five (5) feet from the side and rear lot lines are not required for an Accessory Dwelling Unit that is constructed above a garage.

(Ord. 1972, 2012; Ord. No. 2060, § 17-2018)