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ORDINANCE NO. 348 RELATED TO ZONING

Section 1. Article XIXj, Additional Residential Accommodations, of Ordinance No. 348 is amended to read as follows:

SECTION 19.800. PURPOSE AND INTENT

This Article establishes requirements and development standards for additional residential accommodations created to augment one-family dwellings or multiple family dwellings. These requirements and development standards are intended to facilitate the proper development of additional residential accommodations to increase supply and diversity of housing types within the unincorporated areas of Riverside County.

The County of Riverside recognizes that evolving State housing laws, local housing needs, agricultural lifestyles, and rural development patterns necessitate a range of residential accommodation types beyond a single primary dwelling.

Therefore, the intent of this Article is to accomplish all of the following: ensure consistency with State law, promote housing opportunities, provide objective standards, preserve public health and safety, and, maintain community character.

A. Additional Residential Accommodation Types.

For purposes of this Article, the County recognizes the following seven (7) categories of additional residential accommodations, each subject to the standards and limitations set forth in this Article. For the purposes of State ADU and JADU laws, a one-family dwelling shall be considered equivalent to a single-family dwelling.

- 1 1. Accessory Dwelling Unit (ADU): An ADU is an attached or detached residential
2 dwelling unit that provides complete independent living facilities for one or more
3 persons and is located on a lot with a proposed or existing primary residence. An ADU
4 shall include permanent provisions for living, sleeping, eating, cooking, and sanitation
5 on the same parcel as the single-family or multifamily dwelling is or will be situated. An
6 ADU may include an efficiency unit, as defined in California Health and Safety Code
7 Section 17958.1, or a manufactured home, as defined in California Health and Safety
8 Code Section 18007. An ADU shall not be considered in the calculation of density for
9 the lot upon which it is located.
- 10 2. Junior Accessory Dwelling Unit (JADU): A JADU is a residential unit not exceeding
11 500 square feet of interior livable space in size and is contained entirely within the
12 existing or proposed space of a single-family dwelling. A JADU shall include an
13 efficiency kitchen and may include separate sanitation facilities or may share sanitation
14 facilities with the primary dwelling in accordance with Government Code Section 66333.
- 15 3. Senate Bill 9 (SB 9) Unit: An SB 9 Unit is a residential unit created pursuant to
16 Government Code Section 65852.21 and related provisions of State law.
- 17 4. Second Unit: A Second Unit is a one-family dwelling that includes a kitchen and
18 bathroom that is allowed on a lot developed with an existing primary one-family
19 dwelling. Second units are permitted within lots zones for one-family dwellings, subject
20 to the development standards of this Article.
- 21 5. Guest Quarters: A Guest Quarters is a living area dependent on some or all of the
22 facilities of the primary one-family dwelling. A Guest Quarters shall not have a kitchen
23 but may include a bathroom. A Guest Quarters is not allowed on lots zoned for multiple
24 family dwellings.
- 25 6. Ranchet Unit: A Ranchet Unit is a state-licensed mobilehome or manufactured home
26 complying with Health and Safety Code Section 18214 (c), as may be amended, installed
27 on a lot containing at least two gross acres and at least one additional Ranchet, and
28 located within Eastern Coachella Valley, as further defined in this Article.

1 7. Multiple Owner Group (MOG) Unit: A Multiple Owner Group (MOG) is an existing
2 grouping of multiple mobilehomes or manufactured homes located on a jointly owned
3 lot within the Eastern Coachella Valley and occupied by multiple owners of the lot. A
4 MOG Unit shall be limited to mobilehome or manufactured home units installed on or
5 before May 14, 2013, subject to the requirements of this Article.

6 B. Governing Requirements.

7 1. The establishment of any additional residential accommodation shall comply with:

- 8 a. Applicable State law;
- 9 b. The zoning classification of the subject parcel;
- 10 c. Applicable development standards of Ordinance No. 348;
- 11 d. Applicable health, safety, fire, and environmental regulations; and
- 12 e. Any applicable deed restrictions or recorded covenants required by State law.

13 2. Conflicts.

- 14 a. Where a conflict exists between this Article and applicable State law, State law
15 shall prevail.
- 16 b. In the event there is a conflict between the requirements and development standards
17 set forth in this Article and any other provisions in this ordinance, the provisions
18 of this Article shall prevail.
- 19 c. Residential accommodations established pursuant to this Article may be combined
20 only to the extent authorized by this Article and applicable State law.

21 C. General Limitations.

- 22 1. Nothing in this Article shall be interpreted to authorize a residential use not otherwise
23 permitted within the applicable zoning classification unless expressly required by State
24 law.
- 25 2. For the purposes of this article, the Eastern Coachella Valley boundary shall include all
26 that area identified as the “Area Plan Boundary” in Figure 3, or the Land Use Plan, of
27 the Eastern Coachella Valley Area Plan, which is part of the Riverside County General
28 Plan, as amended.

1 **SECTION 19.802. ACCESSORY DWELLING UNIT (ADU)**

2 The objective development standards contained in this Section shall apply to Accessory Dwelling
3 Units except where superseded by applicable State law.

4 A. Allowed Locations.

- 5 1. Single-Family Residential and Other Zones Permitting One-Family Dwellings. ADUs
6 shall be permitted on lots zoned for single-family residential use, or within any zoning
7 classification that permits a one-family dwelling, that contain or propose to contain a
8 single-family dwelling.
- 9 2. Multifamily Residential Zones. ADUs shall be permitted on lots zoned for multifamily
10 residential use, or within any zoning classification that permits a multifamily dwelling,
11 that contain or propose to contain a multifamily dwelling.

12 B. Occupancy.

13 Property owners shall not be required to occupy, or reside within, either the primary
14 dwelling or ADU located on the same lot.

15 C. Sale and Conveyance.

- 16 1. An Accessory Dwelling Unit may be rented separately from the primary dwelling.
- 17 2. Except as otherwise required by State law, an Accessory Dwelling Unit shall not be sold
18 or otherwise conveyed separately from the primary dwelling.
- 19 3. Nothing in this Section shall be construed to authorize the separate sale or conveyance
20 of an Accessory Dwelling Unit except as expressly required by applicable State law.

21 D. Number of Units.

- 22 1. Single-Family Dwellings. The following is permitted on a lot with an existing or
23 proposed single-family dwelling:
- 24 a. Attached or Detached ADU. One new attached or detached ADU.
- 25 b. Conversion ADU. One ADU created within the proposed or existing space of a
26 single-family dwelling or accessory structure, with independent exterior access and
27 sufficient side and rear setbacks for fire and safety.
- 28

1 c. Combination of Units. ADUs and JADUs may be established in any quantity and
2 combination authorized by applicable State law, including Government Code
3 Sections 66314 and 66323, as may be amended. This includes, but is not limited to,
4 one detached ADU, one conversion ADU, and one Junior Accessory Dwelling Unit,
5 where authorized by State law.

6 2. Multifamily Dwellings. The following ADUs may be permitted on a lot with an existing
7 or proposed multifamily dwelling:

8 a. Detached ADUs.

9 i. Existing Multifamily Dwelling. On a lot with an existing multifamily dwelling,
10 not more than eight (8) detached ADUs may be permitted. The number of
11 detached ADUs shall not exceed the number of existing dwelling units on the
12 lot.

13 ii. Proposed Multifamily Dwelling. On a lot with a proposed multifamily
14 dwelling, not more than two (2) detached ADUs may be permitted.

15 b. Conversion ADUs. One or more ADUs may be created within the portions of an
16 existing multifamily dwelling that are not used as livable space, including but not
17 limited to storage rooms, boiler rooms, passageways, attics, basements, or garages.
18 The number of conversion ADUs shall not exceed twenty-five percent (25%) of
19 the existing number of dwelling units within the multifamily dwelling, but in no
20 case shall fewer than one (1) conversion ADU be permitted.

21 c. Combination of Units. Detached ADUs and conversion ADUs may be established
22 in any quantity and combination authorized by applicable State law, including
23 Government Code Sections 66314 and 66323, as may be amended. This includes,
24 but is not limited to, detached ADUs and conversion ADUs established together
25 on the same lot, where authorized by applicable State law.

26 E. Floor Area.

27 1. Floor Area Calculations. The floor area of attached or detached ADUs shall not be
28 included in the calculations used to determine compliance with lot coverage

requirements of this ordinance. The floor area of an interior ADU and shall be considered part of the primary dwelling and included in those calculations.

2. Minimum Floor Area. An ADU shall contain not less than one hundred fifty (150) square feet of floor area.

3. Maximum Floor Area.

a. Attached ADU. An attached ADU shall not exceed 50 percent (50%) of the floor area of the existing primary dwelling or one thousand six hundred (1,600) square feet of floor area, whichever is less. Application of the fifty percent (50%) floor area limitation shall not preclude the construction of an attached ADU containing at least one thousand (1,000) square feet of floor area.

b. Detached ADU.

i. Single-Family Dwelling. A detached ADU established on a lot containing an existing or proposed single-family dwelling shall be not exceed one thousand six hundred (1,600) square feet of floor area.

ii. Multifamily Dwelling. A detached ADU established on a lot containing an existing or proposed multifamily dwelling shall comply with the applicable provisions of Government Code Section 6632(a)(4), as may be amended.

c. Interior ADU. An ADU created within the existing space of a single-family dwelling or accessory structure may include an expansion of not more than one hundred fifty (150) square feet beyond the physical dimensions of the structure solely for the purpose of accommodating ingress and egress.

F. Height.

1. Attached ADUs. An attached ADU may be up to twenty-five (25) feet in height or the height limitation that applies to the primary dwelling, whichever is less. An attached ADU may be constructed as a second-floor addition but shall not exceed two stories.

2. Detached ADUs.

a. General Height. A detached ADU shall not exceed sixteen (16) feet in height.

b. Additional Height Allowances.

- i. Multifamily, Multistory Dwelling. A detached ADU may be up to eighteen (18) feet in height on a lot with an existing or proposed multifamily, multistory dwelling.
- ii. Transit-Oriented. A detached ADU may be up to eighteen (18) feet in height on a lot with existing or proposed single-family or multifamily dwelling that is located within one-half (1/2) mile walking distance from a major transit stop or high-quality transit corridor. Up to two (2) additional feet in height shall be permitted to accommodate a roof pitch aligned with the roof pitch of the primary dwelling.

G. Setbacks.

1. Side. No side setback shall be required for an ADU created within an existing living area or accessory structure, or for a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU. Otherwise, side setbacks shall be a minimum of four (4) feet.
2. Rear. No rear setback shall be required for an ADU created within an existing living area or accessory structure, or for a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU. Otherwise, rear setbacks shall be a minimum of four (4) feet.
3. Front. Front setbacks shall comply with the applicable zoning classification. Where application of the required front setback would preclude development of an ADU authorized by State law, the front setback shall be reduced to the minimum extent necessary to accommodate such ADU.

H. Building separation.

Building separation shall comply with applicable Building Code and Fire Code requirements.

I. Parking.

1. Parking Requirement. One (1) parking space per ADU or per bedroom within the ADU, whichever is less.

2. Parking Configuration. Required parking may be provided as tandem parking on an existing driveway or within the rear or side setback area of a lot.

3. Parking Exemptions. Parking and/or replacement parking is not required for any ADU when:

- a. It is within one-half (1/2) mile walking distance of public transit; or
- b. It is within an architecturally and historically significant historic district; or
- c. It is within a proposed or existing primary residence or an accessory structure; or
- d. It is in an area where on-street parking permits are required but not offered to the occupant of the ADU; or
- e. A permit application for the ADU is submitted concurrently with a permit application to create a new single-family or multifamily dwelling on the same lot, provided the ADU or the parcel satisfies one of the parking exemption criteria established by State law.
- f. Replacement Parking. When a garage, carport, or covered or uncovered parking space is demolished in conjunction with the construction of an ADU, or converted to an ADU, the off-street parking spaces do not have to be replaced.

J. Access. An attached ADU shall be required to have a separate exterior entrance from the primary dwelling. Interior access between the ADU and primary dwelling may be permitted.

K. Utilities.

- 1. Conversion ADUs shall not be required to install a new or separate utility connection unless constructed concurrently with a new single-family dwelling.
- 2. For ADUs other than Conversion ADUs, a new or separate utility connection directly from the utility system to the ADU may be required. Utility connection requirements and associated fees shall be imposed only as authorized by State law.
- 3. Utilities shall comply with Section 19.801(C).

L. Additional State Law Requirements.

- 1. Passageways. A passageway shall not be required in conjunction with the construction of an Accessory Dwelling Unit except as otherwise provided by State law.

2. Occupancy Classification. Construction of an Accessory Dwelling Unit shall not constitute a Group R occupancy change except as provided by Government Code Section 66314(d)(8), as may be amended.
3. Demolition Permits. A demolition permit for a detached garage proposed to be replaced by an Accessory Dwelling Unit shall be reviewed concurrently with the application for the Accessory Dwelling Unit.
4. Demolition Notice. Written notice or posting of a placard shall not be required for demolition of a detached garage proposed to be replaced by an Accessory Dwelling Unit except where required by State law.
5. Fire Sprinklers. Fire sprinklers shall not be required in an Accessory Dwelling Unit where they are not required for the primary dwelling, and construction of an Accessory Dwelling Unit shall not trigger a requirement to install fire sprinklers in the existing primary dwelling or multifamily dwelling, consistent with applicable State law.

SECTION 19.803. JUNIOR ACCESSORY DWELLING UNITS (JADU).

A. Allowed Locations.

1. Single-Family Residential and Other Zones Permitting One-Family Dwellings. JADUs shall be permitted on lots zoned for single-family residential use, or within any zoning classifications that permits a one-family dwelling, that contain or propose to contain a single-family residential dwelling.
2. Multifamily Dwellings. JADUs shall not be permitted on lots containing multifamily dwellings.
3. Location Within Dwelling. A JADU shall be contained entirely within the walls of the existing or proposed single-family dwelling. For purposes of this Section, an attached garage shall be considered part of the single-family dwelling, consistent with applicable State law.

B. Occupancy.

1. Owner-Occupied. Where a JADU shares sanitation facilities with the primary dwelling, the property owner shall occupy either the primary dwelling or the JADU as the owner's principal residence, except where owner occupancy is not required pursuant to applicable State law.
2. Appropriate verification showing occupancy, as determined by the County, may include, but not be limited to, utility bills or official mail with the property owner's name, government issued identification or license with primary address and the property owner's name, or documents showing official registration of the primary address as residence for the property owner.
3. A JADU shall not be rented for periods of less than thirty (30) days.

C. Sale and Conveyance.

1. A JADU shall not be sold independent of the primary dwelling on the parcel.
2. Prior to the finalization of the building permit for a JADU, the owner shall record a deed restriction in a form approved by the County that includes a prohibition on the sale of the JADU separate from the sale of the single-family residence and restricts the size and attributes of the JADU to those that conform with this section.

D. Number of Units. Only one JADU is permitted on a lot with an existing or proposed single-family residence.

E. Floor Area.

1. Minimum Floor Area. A JADU shall be no less than one hundred fifty (150) square feet in size.
2. Maximum Floor Area. A JADU shall not exceed five hundred (500) square feet of interior livable space in size. JADUs may not be expanded beyond the existing dimensions of the existing or proposed single-family dwelling.

F. Height. The height of a JADU is the maximum height of the primary unit. JADUs shall be contained entirely within the walls of a proposed or existing single-family dwelling.

G. Setbacks. No setback is required for a JADU contained entirely within the existing or proposed space of a single-family dwelling.

1 H. Parking. No parking requirements are required for a JADU.

2 I. Access.

3 1. Exterior Access. A JADU must have its own exterior access door, allowing independent
4 entry separate from the primary dwelling unit.

5 2. Interior Access. Where a JADU does not include separate sanitation facilities, the JADU
6 shall include interior access to the primary dwelling unit, consistent with applicable State
7 law.

8 J. Utilities. No new or separate utilities are required for a JADU.

9 **SECTION 19.804. SENATE BILL 9 (SB 9) UNITS.**

10 A. Applicability. This section implements Government Code Sections 65852.21 and 66411.7,
11 as may be amended, and shall apply only to the extent required by State law. Nothing in this
12 section shall be construed to grant greater rights or development entitlements than those
13 required by Government Code Section 65852.21 or other applicable State law.

14 B. Public Health and Safety. A proposed SB 9 development may be denied if the Building
15 Official or Planning Director makes a written finding, supported by substantial evidence,
16 that the project would have a specific, adverse impact upon public health or safety, and that
17 there is no feasible method to satisfactorily mitigate or avoid the impact.

18 C. Location.

19 1. Single-Family Residential Zones. SB 9 developments shall be permitted only on parcels
20 located within a single-family residential zoning classification where SB 9 is permitted
21 by State law. For the purposes of this section, single-family dwellings are permitted in
22 these zoning classifications:

23 a. A-1, 2.5 acres or less (Light Agriculture, less than 2.5 acres)

24 b. R-1 (One-Family Dwellings)

25 c. R-1A (One-Family Dwellings, Mountain Resort)

26 d. R-A (Residential Agricultural)

27 e. R-D (Regulated Development Areas)

28 f. R-R (Rural Residential)

- g. R-T (Mobile Home Subdivision)
- h. R-T-R (Mobile Home Subdivision-Rural)
- i. R-T-R-1 (Mobile Home Subdivision-Rural-1 Acre Minimum)
- j. SP (Specific Plan)
- k. W-2 (Controlled Development Areas)
- l. W-2-M (Controlled Development Area with Mobilehomes)

2. Urbanized Areas and Urban Clusters. SB 9 developments shall be permitted only on parcels located within an Urbanized Area or Urban Cluster, as defined by the United States Census Bureau.

D. Ownership and Conveyance. SB 9 Units developed as part of a two-unit development on a single parcel shall not be separately conveyed or sold unless the parcel has been legally subdivided pursuant to Government Code Section 66411.7 or other applicable subdivision law.

E. Occupancy.

1. Owner occupancy shall not be required for a two-unit development established on a single parcel pursuant to Government Code Section 65852.21.
2. An applicant for an urban lot split associated with an SB 9 development shall occupy one of the housing units as the applicant's principal residence for the period required by Government Code Section 66411.7, as may be amended.
3. Units established pursuant to this Section shall not be rented for periods of less than thirty (30) days.

F. Number of Units

1. Two-Unit Developments. Not more than two (2) dwelling units shall be permitted on a parcel pursuant to Government Code Section 65852.21.
2. Urban Lot Splits. Parcels created pursuant to Government Code Section 66411.7 shall comply with the unit limitations established by Government Code Section 66411.7, as may be amended.
3. Relationship to Other Additional Residential Accommodations.

1 a. A two-unit development approved pursuant to this Section without an
2 accompanying urban lot split may be combined with Accessory Dwelling Units and
3 Junior Accessory Dwelling Units to the extent permitted by this Article and
4 applicable State law. A two-unit development shall not be combined with the
5 establishment of a Second Unit as authorized by Section 19.805 of this Article. A
6 detached Accessory Dwelling Unit shall count toward any limitation on detached
7 residential accommodations otherwise permitted on the parcel pursuant to this
8 Article and applicable State law.

9 b. When an urban lot split is approved pursuant to this Section, each resulting parcel
10 shall be limited to a maximum of two residential dwelling units. No Additional
11 Residential Accommodation, including an Accessory Dwelling Unit, Junior
12 Accessory Dwelling Unit, Second Unit, Guest Quarters, or any other Additional
13 Residential Accommodation authorized by this Article, shall be permitted on either
14 resulting parcel.

15 G. Eligibility Limitations. SB 9 developments, including urban lot splits, shall satisfy all
16 eligibility requirements and limitations established by Government Code Sections 65852.21
17 and 66411.7, as may be amended, including, but not limited to, requirements related to
18 historic resources, housing preservation, tenant protections, environmental constraints, and
19 other criteria established by State law.

20 H. Floor Area.

- 21 1. Minimum Floor Area. Applicable standards shall not physically preclude the
22 construction of SB 9 Units that are at least eight hundred (800) square feet in floor area.
- 23 2. Maximum Floor Area. Development approved pursuant to this Section shall comply with
24 the applicable objective floor area standards of the underlying zoning classification,
25 except as otherwise required by State law.
- 26 3. Two-Unit Developments and Floor Area Limitations. Where two residential units are
27 developed pursuant to this Section, the second SB 9 Unit can be no larger in square
28 footage than the primary unit but shall have a minimum floor area of 800 square feet.

I. Height.

1. Development approved pursuant to this Section shall comply with the applicable objective height standards of the underlying zoning classification, except as otherwise required by State law.

J. Setbacks.

1. Existing Structures. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
2. Side. Side setbacks shall comply with the applicable zoning classification. Where application of the required side setback would physically preclude development authorized by State law, side setbacks of four (4) feet shall be permitted.
3. Rear. Rear setbacks shall comply with the applicable zoning classification. Where application of the required rear sideback would physically preclude development authorized by State law, rear setbacks of four (4) feet shall be permitted.
4. Front. Front setbacks shall comply with the applicable zoning classifications. Where application of the required front setback would physically preclude development authorized by State law after consideration of applicable side and rear setback reductions, the front setback may be reduced to the minimum extent necessary to accommodate such development.

K. Parking.

1. Parking Requirement.

- a. No more than one (1) off-street parking space per residential unit may be required for development approved pursuant to Government Code Section 65852.21 and 66411.7, as amended.
- b. Required parking spaces may be provided as covered or uncovered spaces and may include tandem parking on an existing or proposed driveway.

2. Parking Exemption.

No parking spaces shall be required where the parcel is located:

- a. Within one-half (½) mile walking distance of a high-quality transit corridor or major

transit stop, or

- b. Within one block of a car-share vehicle location, in accordance with Government Code Section 65852.21.

L. Access.

1. Vehicular Access. Development approved pursuant to this Section shall have legal and adequate vehicular access from a public street, private street, or recorded access easement.
2. Shared Access. Vehicular access may be provided by a shared driveway or accessway serving multiple units or parcels.
3. Fire Access. Development approved pursuant to this Section shall comply with applicable Fire Code requirements for emergency vehicle access.
4. Urban Lot Splits. An SB 9 development that includes an urban lot split shall comply with the access requirements of Government Code Section 66411.7, the Subdivision Map Act, and Ordinance No. 460, as may be amended.
5. Limitations. Access requirements shall be objective and shall not physically preclude development authorized by State law.

M. Utilities.

1. Service Availability. SB 9 development approved pursuant to this Section shall demonstrate the availability of adequate utility services, including water, wastewater disposal, and electrical service, to the satisfaction of the applicable service providers.
2. Urban Lot Splits. An SB 9 development that includes an urban lot split shall comply with applicable utility requirements of Ordinance No. 460, the Subdivision Map Act, and the applicable utility providers.
3. On-Site Wastewater Disposal. Where public sewer service is not available, on-site wastewater disposal systems shall be subject to approval by the Department of Environmental Health.
4. Utilities shall comply with Section 19.801(C) of this Article.

SECTION 19.805. SECOND UNITS.

1 A. Allowable Locations.

- 2 1. Single-Family Residential and other Zones Permitting One-Family Dwellings. A Second
3 Unit may be established on lots zoned for single-family residential use, or within any
4 zoning classification that permits a one-family dwelling, where a primary one-family
5 dwelling exists or is proposed.
- 6 2. Minimum Lot Size. Second Units shall be located on lots greater than seven thousand
7 two hundred (7,200) square feet in area.
- 8 3. Relationship to ADUs and Senate Bill 9 Units. A Second Unit is an alternative residential
9 accommodation to an Accessory Dwelling Unit and shall count toward any limitation on
10 detached residential accommodations otherwise permitted on the parcel pursuant to this
11 Article and applicable State law. A Second Unit shall not be combined with a two-unit
12 development approved pursuant to Section 19.804 of this Article.

13 B. Occupancy.

- 14 1. Property owners shall not be required to occupy, or live within, the primary dwelling or
15 Second Unit located on the same lot.
- 16 2. A Second Unit shall not be rented for periods less than 30 days.

17 C. Number of Units.

- 18 1. Only one (1) Second Unit may be permitted per parcel unless otherwise authorized by
19 this Ordinance.
- 20 2. A Second Unit shall not be combined with a two-unit development approved pursuant
21 to Section 19.804 of this Article.
- 22 3. A lot containing a detached Second Unit shall not be eligible for a detached Accessory
23 Dwelling Unit unless otherwise required by State law.

24 D. Floor Area.

- 25 1. Minimum Floor Area. No minimum floor area shall be required beyond applicable
26 Building Code requirements unless otherwise specified in the underlying zoning
27 classification.
- 28 2. Maximum Floor Area.

- a. Lots with 20,001 square feet to 2 acres: The maximum floor area shall not exceed 1,600 square feet.
- b. Lots with 2.01 acres to 4 acres: The maximum floor area shall not exceed 2,500 square feet.
- c. Lots greater than 4 acres: The maximum floor area shall not exceed 200 percent (200%) of the floor area of the primary one-family dwelling.

E. Height. The maximum height shall not exceed the height of the primary one-family dwelling.

F. Setbacks. Setbacks shall be pursuant to the applicable zoning classification for the lot.

G. Parking.

1. One (1) parking space per one (1) bedroom unit shall be required; or,
2. Two (2) parking spaces for units with two (2) or more bedrooms shall be required.
3. Any conversion of existing parking space(s) into a Second Unit shall be replaced at a 1:1 ratio.

H. Access.

1. All-weather access for emergency vehicles shall be provided for any additional residential accommodation that is located more than one-hundred and fifty (150) feet from a public right-of-way.
2. All access roads for emergency vehicle or driveways that service a Second Unit shall be at least twenty (20) feet in width and shall have clear and unobstructed access to the public road.

I. Utilities.

1. Second Units shall demonstrate the availability of adequate utility services, including water, wastewater disposal, natural gas and electrical service, to the satisfaction of the applicable service providers. Separate utility connections may be required.
2. Utilities shall comply with Section 19.801(C) of this Article.

SECTION 19.806. GUEST QUARTERS.

A. Allowed Locations.

1. Single-Family Residential and Other Zones Permitting One-Family Dwellings.

Guest Quarters may be established on lots zoned for single-family residential use, or within any zoning classification that permits a one-family dwelling, where a primary one-family dwelling exists or is proposed.

2. Relationship to Other Additional Residential Accommodations.

A Guest Quarters is an alternative residential accommodation to a detached Accessory Dwelling Unit or Second Unit and shall count toward any limitation on detached residential accommodations otherwise permitted on the parcel pursuant to this Article and applicable State law.

B. Occupancy. Guest Quarters shall not be rented or leased as an independent dwelling unit.

C. Number of Units. Only one (1) Guest Quarters shall be permitted per parcel unless otherwise authorized by this Ordinance.

D. Floor Area.

1. Minimum Floor Area. The minimum floor area shall be no less than seventy (70) square feet in size.

2. Maximum Floor Area. The maximum floor area shall not exceed one thousand (1,000) square feet.

E. Height. The maximum height shall not exceed the height of the primary one-family dwelling.

F. Setbacks. Setbacks shall comply with the applicable zoning classification.

G. Parking. One (1) off-street parking space shall be provided for each Guest Quarters.

H. Access.

1. All-weather access for emergency vehicles shall be provided for any Guest Quarters located more than one hundred fifty (150) feet from a public right-of-way.

2. Access roads or driveways serving a Guest Quarters shall be at least twenty (20) feet in width and shall provide clear and unobstructed access to the public road.

I. Utilities.

1. Guest Quarters shall demonstrate the availability of adequate utility services, including water, wastewater disposal, natural gas, and electrical service, to the satisfaction of the applicable service providers.

2. Guest Quarters may share utility connections with the primary dwelling.

3. Utilities shall comply with Section 19.801(C) of this Article.

SECTION 19.807. RANCHET UNITS.

A. Allowed Locations.

1. Eastern Coachella Valley. Ranchets shall be permitted only within the Eastern Coachella Valley as defined by this Article.

2. Rural and Agricultural Zones. Ranchets are permitted on lots zoned for rural or agricultural use, including R-R, A-1, A-2, W-2, and other large lot rural and agricultural zones, where a primary one-family dwelling exists or is proposed.

3. Minimum Lot Size. Ranchets shall be located on lots greater than or equal to two (2) gross acres in area.

4. Relationship to Other Additional Residential Accommodations. Ranchets shall be subject to the maximum number of units permitted by this Section.

B. Occupancy.

1. Ranchets may be occupied by any person in accordance with this Article and applicable State law.

2. A Ranchet shall not be rented for periods of less than thirty (30) days.

3. The renting of a Ranchet shall be for the mobilehome or manufactured home only and shall not create a real property interest in the lot upon which the Ranchet is located.

C. Number of Units.

1. The first Ranchet installed on a lot shall be considered the primary dwelling for purposes of this Article.

2. A maximum of four (4) Ranchets, including the primary dwelling, shall be permitted on a lot.

D. Floor Area.

1. Minimum Floor Area. Ranchets shall contain a minimum floor area of four hundred fifty (450) square feet, excluding patios, porches, garages, and similar structures.

2. Maximum Floor Area. No maximum floor area shall apply.

1 E. Height. Ranchets shall comply with the applicable height standards of the underlying zoning
2 classification.

3 F. Setbacks. Ranchets shall comply with the applicable setback standards of the underlying
4 zoning classification.

5 G. Parking. Parking shall comply with Section 18.12 of this Ordinance.

6 H. Access.

7 1. All-weather access for emergency vehicles shall be provided for any Ranchet located more
8 than one hundred fifty (150) feet from a public right-of-way.

9 2. Access roads or driveways serving a Ranchet shall be at least twenty (20) feet in width and
10 shall provide clear and unobstructed access to the public road.

11 I. Utilities.

12 1. Ranchets shall demonstrate the availability of adequate utility services, including water,
13 wastewater disposal, natural gas, and electrical service, to the satisfaction of the applicable
14 service providers.

15 2. Where public sewer service is not available, on-site wastewater disposal systems shall be
16 subject to approval by the Department of Environmental Health.

17 3. Utilities shall comply with Section 19.801(C) of this Article.

18 **SECTION 19.808. MULTIPLE OWNER GROUP (MOG) UNITS.**

19 A. Allowed Locations.

20 1. Eastern Coachella Valley. MOG Units shall be permitted only within the Eastern
21 Coachella Valley as defined by this Article.

22 2. Residential Zones. MOG Units are permitted by-right on lots zoned for single-family or
23 multiple-family residences.

24 3. Non-Residential Zones. MOG Units may be permitted on non-residential zoned property
25 where the lot and MOG Units satisfy the requirements of this Article.

26 4. Existing Development. MOG Units shall be limited to existing groupings of mobilehomes
27 or manufactured homes installed on or before May 14, 2013.

28 5. Expansion Prohibited. Expansion of an existing MOG development shall not be permitted.

1 B. Ownership.

- 2 1. Lots with MOG Units shall be jointly owned by multiple owners, and all owners shall be
3 listed on the recorded deed.
4 2. Property owners shall notify the County of any change in ownership within thirty (30)
5 days.
6 3. Ownership requirements shall apply for the life of the MOG Unit.

7 C. Occupancy.

- 8 1. MOG Units shall be occupied by at least two (2) separate legal owners, as demonstrated
9 by the recorded deed for the property.
10 2. MOG Units shall not be rented, leased, or offered for rent or lease.
11 3. MOG Units shall be used for residential purposes only.

12 D. Number of Units.

- 13 1. The first MOG Unit installed on a lot shall be designated as the primary dwelling for
14 purposes of this Article.
15 2. MOG Units shall be limited to those units legally established on or before May 14, 2013.
16 3. A maximum of twelve (12) MOG Units shall be permitted on a lot.
17 4. Expansion of an existing MOG development shall not be permitted.

18 E. Floor Area. MOG Units shall comply with the applicable floor area requirements of Title 25
19 of the California Code of Regulations, as may be amended.

20 F. Height. MOG Units shall comply with the applicable height standards of the underlying
21 zoning classification.

22 G. Setbacks. MOG Units shall comply with the applicable setback standards of the underlying
23 zoning classification.

24 H. Parking. Parking spaces for MOG Units shall comply with Section 18.12 of this Ordinance,
25 except that parking spaces shall be located immediately adjacent to each MOG Unit and
26 shall be developed using impervious surfaces.

27 I. Access.

- 28 1. MOG Units shall be located no further than four hundred fifty (450) feet from a public

dedicated and maintained road.

2. MOG Units shall be served by an all-weather access road or driveway capable of supporting emergency vehicles, as approved by the Fire Department.
3. No additional curb cuts, rear access, or other access points shall be permitted unless authorized by the Riverside County Transportation Department through an encroachment permit.

J. Utilities.

1. MOG Units shall have separate utility services and connections, except for MOG Units connected to subsurface sewage disposal systems.
2. Propane tanks shall comply with applicable California Fire Code setbacks.
3. The maximum size of a propane tank shall be two hundred fifty (250) gallons.
4. Electrical meter banks may be permitted subject to written approval by the local electric provider.
5. MOG Units shall have running water.
6. MOG Units served by a water well shall comply with the minimum production requirements of Ordinance No. 682.
7. MOG Units connected to a septic system or well shall obtain all necessary approvals from the appropriate departments.
8. MOG Units utilizing any proposed State Small Water System shall obtain approval from the Riverside County Department of Environmental Health.
9. Utilities shall comply with Section 19.801(C) of this Article.

K. MOG Unit Specific Development Standards.

1. Walls, Fences, and Landscaping:

- a. A chain link fence, or other similar material, shall be erected along the perimeter of the lot, except when prohibited in flood areas or similar situations.
- b. The fence shall be at least six (6) feet in height.
- c. The fence shall be screened by landscaping or other material.
- d. A chain link fence, or other similar fencing, at least three (3) feet in height shall be

erected between spaces on the lot. Landscaping may be used in lieu of required fencing between spaces on the lot.

2. Installation.

- a. MOG Units shall be installed per manufacturer's specifications on approved piers. No permanent foundation shall be allowed for a MOG Unit, except where required by the applicable flood control district.
- b. MOG Units on approved piers shall be screened by an opaque skirt to completely cover the area between the floor and the ground and completely cover the approved piers.

SECTION 19.809 MINISTERIAL REVIEW AND APPROVAL

A. Ministerial Review

Applications for an Additional Residential Accommodation shall be reviewed and processed ministerially in accordance with this Article and applicable State law. The Planning Director or designee shall approve an application upon determining that the proposed development complies with the objective requirements of this Article, applicable State law, and other applicable objective health and safety standards. Applications shall be processed in accordance with the procedures and timelines established by this Article and applicable State law, including, where applicable, Government Code Sections 66317 and 66335, as may be amended.

B. Objective Approval Standards.

An application shall be approved when the Planning Director or designee determines that the proposed development complies with all of the following:

1. The applicable requirements and development standards of this Article.
2. Applicable objective provisions of the California Building Standards Code, California Fire Code, and other applicable health and safety laws.
3. Where public sewer service is unavailable, any proposed on-site wastewater treatment system shall comply with the applicable objective requirements administered by the Riverside County Department of Environmental Health.

4. Where domestic water service is provided by a private well, the proposed development shall comply with the applicable objective requirements administered by the Riverside County Department of Environmental Health.
5. Where public water or sewer service is provided, the proposed development shall demonstrate the availability of service in accordance with the objective requirements of the applicable water or wastewater service provider.
6. Where required because of the property's location or physical characteristics, the proposed development shall comply with applicable objective requirements administered by the Riverside County Flood Control and Water Conservation District, Riverside County Airport Land Use Commission, Fire Department, Environmental Health, or any other agency having jurisdiction.
7. Compliance with the requirements of this Section shall be verified during the County's ministerial review process and shall not require a separate discretionary land use entitlement.

C. Legalization of Existing ADUs and JADUs.

An existing residential structure or portion thereof constructed prior to January 1, 2020, that meets the definition of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit under applicable State law shall be eligible for legalization pursuant to Government Code Section 66311.7, as may be amended. Applications shall be reviewed and processed in accordance with the requirements of Government Code Section 66311.7, as may be amended.

Section 2. Article I in Ordinance No. 348 is amended by inserting a new Section 1.11 to read as follows

The existing Section 1.11, "Hearing Continuances," and each section thereafter in Article I shall be renumbered in sequential order, with all cross-references updated as necessary to reflect the renumbering.

"SECTION 1.11. PLANNING DIRECTOR REFERRAL."

The Planning Director or designee may elevate a project that would typically be agendized at the Director's Hearing to the Planning Commission if it involves significant policy questions, public controversy, or

substantial community impacts.”

Section 3. Subsection A. 11 of Section 5.1 of Article V, R-R Zone (Rural Residential), of Ordinance No. 348 is amended to read as follows:

“11. (Deleted)”

Section 4. Subsection A. 14 of Section 6.50 of Article Vib, R-A Zone (Residential Agricultural), of Ordinance No. 348 is amended to read as follows:

“14. (Deleted)”

Section 5. Subsection A. 12 of Section 15.101 of Article XVa, R-D Zone (Regulated Development Areas), of Ordinance No. 348 is amended to read as follows:

“12. (Deleted)”

Section 6. Section 15.300.B of Article XVc, W-2-M Zone (Controlled Development Area With Mobilehomes), of Ordinance No. 348 is amended to read as follows”

“B. (Deleted)”

Section 7. Section 19.77 of Article XIXb, Mobilehomes on Foundations, of Ordinance No. 348 is amended to read as follows:

“A manufactured home or mobilehome installed on a foundation system may be located on any lot where a conventional single-family dwelling is permitted, subject to the same development standards applicable to other single-family dwellings within the applicable zoning classification.”

Section 8. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____

Chair, Board of Supervisors

ATTEST:

1 CLERK OF THE BOARD:
2
3
4

5 By: _____
6

7 Deputy
8

9 (SEAL)
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11
12

13 APPROVED AS TO FORM
14

15 August 19, 2026
16

17 By: _____
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19 Deputy County Counsel
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