

EUREKA MUNICIPAL CODE
SECONDARY DWELLING UNITS

§ 155.200 PURPOSES.

The Council finds and declares that secondary dwelling units are a valuable form of housing in California. Secondary dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create secondary dwelling units benefit from added income, and an increased sense of security.

**§ 155.201 SECONDARY DWELLING UNIT PERMIT REQUIRED;
APPLICATION REQUIREMENTS; FEES**

(A) *Permit.* An approved Secondary Dwelling Unit permit ~~application~~ shall be obtained prior to construction, conversion and/or development of a secondary dwelling unit. Pursuant to California Government Code § 65852.2 the Secondary Dwelling Unit permit shall be considered ministerially without discretionary review or a hearing.

(B) *Data to be furnished.* Applications for Secondary Dwelling Unit permits shall be filed with the Director of Community Development on forms provided by the Community Development Department, ~~which shall include the following data:~~

~~———— (1) ——— Name and address of the applicant;~~

~~———— (2) ——— Proof that, at the time of application for the Secondary Dwelling Unit permit, the applicant is the owner of the property on which the secondary dwelling unit is proposed to be located;~~

~~———— (3) ——— Proof that, at the time of application for the Secondary Dwelling Unit permit, the owner occupies the property on which the secondary dwelling unit is proposed to be located;~~

~~———— (4) ——— Address or description of the property; and,~~

~~———— (5) ——— Statement indicating the precise manner of compliance with each of the applicable provisions of this chapter.~~

~~(C) *Maps.* The application shall be accompanied by the following plans and drawings:~~

~~(1) Site Plan. An accurate sealed drawing, drawn to a standard engineer or architect scale showing the following:~~

- ~~(a) Title;~~
- ~~(b) Scale;~~
- ~~(c) North arrow;~~
- ~~(d) Date;~~
- ~~(e) Property address;~~

EUREKA MUNICIPAL CODE
SECONDARY DWELLING UNITS

- ~~(f) Assessor parcel number;~~
- ~~(g) Name, address and phone number of the applicant and/or agent;~~
- ~~(h) All property lines, with dimensions;~~
- ~~(i) All adjacent streets, alleys and easements and right-of-way width of same;~~
- ~~(j) Sidewalk area as measured from the face of curb to the property line;~~
- ~~(k) Distance from all property lines to all structures (a.k.a. Setback dimensions);~~
- ~~(l) Gross square feet of all structures;~~
- ~~(m) Size and location (setbacks to property lines) of all off-street parking spaces;~~
- ~~(n) Location, size and type of trees to be removed;~~
- ~~(o) Natural resource areas (e.g., wetlands, riparian areas, etc.).~~

~~(2) Floor Plan. An accurate scaled drawing, drawn to a standard engineer or architect scale showing the following:~~

- ~~(a) Title for each floor;~~
- ~~(b) Scale;~~
- ~~(c) North arrow;~~
- ~~(d) Date;~~
- ~~(e) Property address;~~
- ~~(f) Assessor parcel number;~~
- ~~(g) Name, address and phone number of the applicant and/or agent;~~
- ~~(h) Interior/exterior walls; show walls to remain, walls to be removed, and new walls; include doors, windows, stairs, porches, decks, etc.;~~
- ~~(i) Room function (e.g., bedroom, kitchen, shed, garage, etc.);~~
- ~~(j) Structure and room dimensions.~~

~~(3) Elevation Drawings. For the proposed construction, accurate scaled drawings, drawn to a standard engineer or architect scale showing the following:~~

- ~~(a) Title for each elevation;~~
- ~~(b) Scale;~~
- ~~(c) Date;~~
- ~~(d) Property address;~~
- ~~(e) Assessor parcel number;~~
- ~~(f) Name, address and phone number of the applicant and/or agent;~~
- ~~(g) Building height;~~
- ~~(h) Walls, roofs, overhangs, windows, doors and other architectural features;~~
- ~~(i) Slope of natural grade and cut/fill lines;~~
- ~~(j) Exterior building materials;~~
- ~~(k) Exterior colors or treatments, for alterations or additions to existing buildings, color photographs may be substituted.~~

~~(4) The Director of Community Development may require additional information, plans, and/or drawings if they are necessary to enable the Director to determine whether the proposed secondary dwelling unit complies with the applicable provisions of this~~

EUREKA MUNICIPAL CODE
SECONDARY DWELLING UNITS

~~chapter.~~

~~(DC)~~ *Fees.* An application for a Secondary Dwelling Unit permit shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this subchapter.

§ 155.202 DEVELOPMENT STANDARDS.

All secondary dwelling units shall comply with the following development standards:

(A) A secondary dwelling unit is permitted only on a lot in the One-Family Residential (RS) zone district;

~~(B) At the time of application for the Secondary Dwelling Unit permit, the applicant shall be an owner-occupant of the subject property. The property owner shall occupy either the principal or the secondary dwelling unit. If neither unit is owner-occupied; then the use of the property shall revert to a one-family residential use. Nothing in this section shall be construed to prohibit one or both of the units remaining vacant. This owner-occupancy requirement may be temporarily waived for a period of not more than three (3) years if the Planning Commission finds that the owner has an unavoidable reason for absence and if the owner appoints in writing another person to occupy and take responsibility for maintaining the property;~~

~~(C) The lot on which the secondary dwelling unit is sited shall comply with the minimum site area, width and depth standards prescribed in § 155.025 for the RS district;~~

~~(D)~~(C) The secondary dwelling unit shall be accessory to a principal one-family dwelling in that it is subordinate and incidental in scale and location to the principal dwelling;

~~(E)~~(D) The secondary dwelling unit may either be attached to the principal dwelling, or detached from the principal dwelling;

~~(F)~~(E) The maximum gross floor area of the secondary dwelling unit shall not exceed 640 square feet

~~(F) The size of the secondary dwelling unit shall be counted towards the maximum floor area ratio (FAR) for the site.~~

(G) When a one-family dwelling of less than 640 square feet exists on a lot, a larger one-family dwelling may be constructed as the principal dwelling, provided that the existing dwelling complies with the regulations for a secondary dwelling unit as prescribed herein;

(H) A secondary dwelling unit attached to the principal dwelling shall comply with the applicable development standards for additions to a one-family residence; a detached secondary dwelling unit shall conform to the applicable development standards for an accessory structure in the RS district;

EUREKA MUNICIPAL CODE
SECONDARY DWELLING UNITS

(I) Not more than one secondary dwelling unit shall be permitted on any one lot. A secondary dwelling unit shall not be permitted on a lot already having two or more dwelling units located thereon and shall not be permitted in addition to a guesthouse. A guesthouse shall not be permitted on any lot developed with a secondary dwelling unit;

(J) In accordance with the Off-Street Parking regulations, § 155.116, the lot on which the secondary dwelling unit is sited shall be developed with one off-street parking space in addition to those legally existing at the time of application for the secondary dwelling unit. When development of the secondary dwelling unit displaces existing required off-street parking (e.g., conversion of a garage) the required parking shall be replaced on the property in compliance with the Off-Street Parking regulations.~~The lot on which the secondary dwelling unit is sited shall be developed with a minimum of three off street parking spaces. As prescribed in § 155.117(A)(1), at least one of the off street parking spaces shall be located in a garage or carport. All new parking spaces shall be developed in accordance with §§ 155.118 and 155.119 of this chapter;~~

(K) The secondary dwelling unit shall provide complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation;

(L) The secondary dwelling unit may have utility services metered separately from, or with the principal dwelling unit;

(M) The secondary dwelling unit shall comply with all local, state and federal codes and standards, including the building codes as adopted by the City of Eureka. Development of the secondary dwelling unit shall not cause the principal dwelling to violate any local, state or federal codes and standards, including the building codes as adopted by the City of Eureka;

(N) A secondary dwelling unit that conforms to the requirements of this subdivision shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot;

(O) Secondary Dwelling Unit permits shall not be issued for secondary dwelling units that result in adverse impacts to the adequacy of water and sewer services, and/or that result in adverse impacts on traffic flow, and/or that result in adverse impacts on any real property that is listed in the California Register of Historic Places;

~~(P)~~ (P) All new construction, or exterior alterations to existing structures proposed under the Secondary Dwelling Unit permit shall be subject to architectural review as prescribed in §§ 155.180 through 155.187 of this chapter.

§ 155.203 EXISTING SECONDARY DWELLING UNITS.

This subchapter shall in no way validate an illegal secondary dwelling unit. An application for a Secondary Dwelling Unit permit may be made pursuant to the provisions of this chapter to

EUREKA MUNICIPAL CODE
SECONDARY DWELLING UNITS

convert an illegal secondary dwelling unit to a lawful secondary dwelling unit, or to allow for the replacement, alteration or expansion of an existing nonconforming secondary dwelling unit. The conversion of an illegal secondary dwelling unit to a lawful secondary dwelling unit, or the replacement, alteration or expansion of an existing nonconforming secondary dwelling unit shall be subject to the requirements of this chapter.