

TWO PRIMARY UNITS ON SINGLE-FAMILY (R1 OR RS) LOTS

Properties in the R1 or RS zone district are permitted two primary units, subject to certain criteria.

Exceptions (Mandated Minimum)	Any development standard or subdivision standard which would prevent two units or prevent either unit from being at least 800 square feet in size must be waived.
Density, Lot Size, Square Footage	Density and lot size limitations do not apply to second primary units, and there are no square footage limitations for the building.
Setbacks – Side and Rear	No setback is required for alteration of an existing structure, where all alterations are within the same footprint and same or smaller dimensions as the existing structure. In all other cases, a setback of four feet from the side and rear lot lines is required. The setback applies to garages, porches, decks, balconies, stairs, and patios.
Front Setbacks, Height Limitations, Lot Coverage, and Minimum Usable Open Space	Consistent with the development standards for the zone district.
Utilities	Shared connections are permitted if adequate capacity exists or is proposed (at applicant's expense).
Parking	One off-street parking space is required, consistent with the location requirements of the zone district, unless: the parcel is within ½-mile of a high quality transit corridor or major transit stop, or there is a car-share vehicle located within one block of the parcel.
Building and Fire Codes	The mandated minimum exception does not apply to these codes.
Fees	All of the City's typical fees for a single-family home apply. If the project converts an ADU into a primary unit, the difference between the reduced fees paid for the ADU and the City's current fees for single-family homes will be applied.
Use Restrictions	<p><i>Rentals.</i> Only the first primary home on an original lot may be rented for 30 calendar days or fewer. The second primary unit on an original lot, and both units on a lot that <u>has been</u> split pursuant to SB 9, may only be rented if the rental term exceeds 30 calendar days; short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for these homes.</p> <p><i>ADUs.</i> A lot created using a ministerial split (see two-lot map handout) may have either two units OR one unit and an ADU/JADU; not both.</p>

TWO-LOT MAP ON SINGLE-FAMILY (R1 OR RS) LOTS (MINISTERIAL)

Properties in the R1 or RS zone district are permitted one ministerial two-lot parcel map. A parcel may not be subdivided more than once pursuant to these provisions, nor can a parcel be subdivided if it is *adjacent to a parcel previously split by the owner (or a person acting in concert with the owner)* pursuant to these provisions.

Exceptions (Mandated Minimum)	Any development standard or subdivision standard which would conflict with the below standards does not apply.
Minimum Lot Size	Each lot must be at least 1,200 square feet. The City's lot width standards do not apply, due to the mandated minimum exception.
Lot Proportions	The parcels created must be of approximately equal size. The smaller of the two parcels cannot be smaller than 40% of the area of the original parcel.
Easements	Easements for the provision of public services and facilities must be provided.
Utilities	The parcel map must show each parcel has or will have a dedicated water service line, water meter, and sewer service line. Any new services that need to be installed will meet current construction standards. The applicant acknowledges that Regional and Local Wastewater Connection fees, Water Connection fees (consistent with the land use designation as determined by the City) as well as installation fees will be at the expense of the owner.
Access	Each parcel must have access to, provide access to, or adjoin the public right-of-way.
State Codes and Standards	The mandated minimum exception does not apply to these codes.
Fees	All of the City's typical fees for a single-family lot apply. If the parcel map divides an Accessory Dwelling Unit (ADU) onto its own lot (where there is no primary unit), then the ADU will be redesignated in the City's records as a primary unit. In such a case, the applicant will be charged any difference between fees paid for the ADU and the City's current fees for single-family homes.
Demolition	The proposed map cannot require the demolition or alteration of housing which has been occupied by a tenant anytime within the last three years.
Use Restrictions	<i>Rentals.</i> Only the first primary home on an original lot may be rented for 30 calendar days or fewer. The second primary unit on an original lot, and both units on a lot that <u>has been</u> split pursuant to SB 9, may only be rented if the rental term exceeds 30 calendar days; short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for these homes. <i>ADUs.</i> A lot split pursuant to this section may have either two units OR one unit and an ADU/JADU; not both.