

## What is a Second Dwelling Unit?

A Second Dwelling Unit means an additional dwelling unit having a separate kitchen, sleeping, and sanitation facilities constructed or adopted within, onto, or detached from a single-family dwelling on a residential lot in the A, R-A, or R-1 zones.

## What is a Guest House?

A Guest House means living quarters within an accessory structure for use by temporary guests of the occupants of the premises having no cooking facilities and not rented or otherwise used as a separate dwelling. A Guest House is not a Second Dwelling Unit.

## Second Dwelling Units

A second dwelling unit may be established by the conversion of an attic, basement, garage (if alternative parking area is provided for the principal dwelling unit), or other portion of a principal dwelling unit. A detached second dwelling unit may be established by the conversion of an accessory structure or may be new construction. Second dwelling units may be mobile homes, provided that such units are subject to all applicable standards of Section 17.32.110, governing the placement of mobile homes on single-family lots.

## General Provisions

All applications for second dwelling units will require a building permit, and must comply with the general provisions and the development requirements stated below:

A. Second dwelling units shall only be allowed on lots located in the A, R-A and R-1 zones;

B. In no case shall more than one second dwelling unit be placed on the same lot or parcel;

## General Provisions Continued

C. Second dwelling units shall be subject to all applicable building, fire, health and safety codes and may not have adverse impacts on any real property that is listed in the California Register of Historic Places;

D. Second dwelling units may only be constructed on lots or parcels which are at least six thousand (6,000) square feet in area;

E. A covenant running with the land between the city and the applicant shall be recorded with the Tulare County recorder prior to the issuance of any building permits requiring that the primary or the proposed second dwelling unit shall be occupied by the owner of record;

F. The second dwelling unit shall be clearly subordinate to the principal dwelling unit by size, location and appearance;

G. The second unit's scale, appearance and character shall be similar to and compatible in design with the principal dwelling unit and adjacent residences;

H. In no case shall any second dwelling unit be approved on a site on which the principal dwelling unit has been the subject of a garage conversion pursuant to the regulations of Chapter 17.32.140 governing such conversions.

I. Size. A manufactured home shall not be less than eight (8) feet wide by forty (40) feet long and 320 square feet in living area. An efficiency unit shall not be less than 150 square feet in living area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code;

J. Access. Doorway access shall be provided either to the side or rear of the second housing unit;

## General Provisions Continued

K. Utility Services. Second housing units shall be provided with water, sewer, and other utilities as determined by the building official.

## Development Requirements

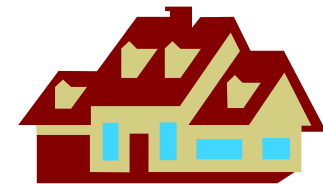
The following development requirements shall apply to second dwelling units:

A. The increased floor area of the second unit shall not exceed eight hundred fifty (850) square feet or thirty (30%) of the main dwelling unit, whichever is greater, and shall be used as an accessory to the primary single family home.

B. Adequate parking area must be available on the streets adjacent to the second dwelling unit. If adequate on-street parking is not available in the immediate vicinity, or in the case of all second units located on cul-de-sac lots, one additional off-street parking space must be provided. Tandem parking shall not be deemed as meeting the above parking requirement.

C. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements, and lot coverage shall apply.

D. Detached second dwelling units are subject to all applicable standards for accessory structures, as stated in the development requirements for the underlying zone, unless a variance has been granted pursuant to Chapter 17.42.



## Second Dwelling Unit Checklist

1. Is the principal dwelling unit in an A, R-A, or R-1 zone?
2. Is the lot or parcel at least six thousand (6,000) square feet in area?
3. Has the garage on the property been previously converted, or is there a pre-existing second dwelling unit on the property? (If yes to any of these, please contact the Planning Division before proceeding with the checklist)
4. Is the principal dwelling or proposed second dwelling unit owner-occupied?
5. Is the floor area of the second unit less than 850 square feet or below 30% of the existing living area? (The Second Dwelling Unit must be clearly subordinate to the principal dwelling)
6. Does the second unit's scale, appearance and character conform to the design of the principal dwelling?
7. Will the second dwelling unit be provided with water, sewer, and other utility services as determined by the building official?
8. Is adequate parking available on the streets adjacent to the second dwelling unit? If not available, has one additional off-street parking space been provided?
9. Have all standards of the underlying zoning district, including height, lot and yard requirements, and lot coverage all been met?
10. Have all applicable standards for accessory structures been met?

## Existing and Nonconforming Second Dwelling Units

An existing second dwelling unit situated on a lot or parcel in the A, R-A or R-1 zones shall constitute a violation of this title unless: (1) the unit meets the standards and criteria of Chapter 17.12, and an agreement is recorded; or (2) the second dwelling unit qualifies as a permitted nonconforming use and structure under the provisions of Chapter 17.40. No enlargement of habitable space shall be allowed unless the standards and criteria of Chapter 17.12 are met. This shall not apply to maintenance of the unit.

### How To Get Started

1. Review the Checklist.
2. Review the General Provisions and the Development Requirements (The development requirements, such as setback, height and related standards for your zone may be found on the city website at: <http://www.ci.visalia.ca.us>).
3. Preparing a simple site plan may assist in determining if and how/where a Second Dwelling Unit could be located on the site. A site plan pamphlet is available.
4. Contact the Planning Staff with any questions that you may have.

**Disclaimer:** This pamphlet was prepared in reference to Title 17.12, Article 2 (Zoning Ordinance) of the City of Visalia Municipal Code which is regularly updated. The pamphlet is intended to provide general guidance and information; it is the user's responsibility to check that the information given in this pamphlet remains in accordance with any changes that may have been made to the Visalia City Ordinance Code. For more information, explanation, or assistance, please visit the Planning Division at the City of Visalia's website or call the Planner's Hotline at 559-713-4359.

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## SECOND DWELLING UNITS

CHAPTER 17.12 - ARTICLE 2

VISALIA MUNICIPAL CODE



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