

EXHIBIT A

REPEALED AND REPLACED SMMC CHAPTER 20.410

CHAPTER 20.410 ACCESSORY DWELLING UNITS AND ACCESSORY STRUCTURES

Sections:

Section 20.410.010	Purpose of Chapter
Section 20.410.020	Applicability
Section 20.410.030	Applications
Section 20.410.040	Development Standards
Section 20.410.050	Accessory Structure and Accessory Dwelling Unit Design
Section 20.410.060	Accessory Dwelling Unit Requirements

Section 20.410.010 Purpose of Chapter

The purpose of this chapter is to establish standards for permitting accessory dwelling units and accessory buildings or structures (accessory structures) on Agricultural and Residential Zone properties to ensure compatibility with the property and the adjacent neighborhood. This chapter is in compliance with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

Section 20.410.020 Applicability

The provisions of this chapter shall apply to new construction, modifications, and legal conversions of all accessory structures and accessory dwelling units in the Agricultural (A-1, A-2, A-3) and Residential Zones (R-1-20, R-1-10, R-1-7.5, R-2, R-3-6, R-3-10), subject to the permit requirements of the applicable Zone.

A. **Accessory Structures.** Accessory structures shall be limited to Agricultural (A) Zones and Residential (R) Zones under this chapter. Similar structures in non-residential Zones shall comply with the standards of the applicable Zone.

B. **Accessory Dwelling Units.** Construction of one (1) accessory dwelling unit shall be permitted on all A Zone and R-1 Zone parcels, subject to the following minimum parcel standards:

1. Parcel is zoned for single-family use, and has an existing single-family detached dwelling
2. Parcel size is a minimum size of 10,000 square feet
3. An accessory dwelling unit does not already exist on the parcel
4. Accessory dwelling unit would be (i) created within the living area of an existing dwelling unit or accessory structure located on the parcel; (ii) attached to an

existing dwelling unit located on the parcel; or (iii) detached from an existing dwelling unit located on the parcel, but located on the same parcel as the existing dwelling unit.

Section 20.410.030 Applications

- A. **Building Permit.** A building permit shall be required for accessory dwelling units, pursuant to compliance with the minimum requirements described below. The approval process shall be ministerial in nature, and the City shall approve or disapprove an application for a building permit to construct an accessory dwelling unit within 120 days after receiving the application.
- B. **Accessory Dwelling Units Within an Existing Space.** The City shall approve an application for a building permit to construct an accessory dwelling unit within a single-family residential zone if all of the following conditions are met: (i) the accessory dwelling unit is contained within the existing space of a single family dwelling unit, including the primary dwelling unit, attached or detached garage or other accessory structure; (ii) the accessory dwelling unit has independent exterior access from the existing space; and (iii) the side and rear setbacks are sufficient for fire safety. No additional requirements or development standards may be imposed on such accessory dwelling units.

Section 20.410.040 Development Standards

- A. **Accessory Structures.** The following standards shall apply to all accessory structures that require a building permit and that represent a modification of the development standards of the applicable Zone. Where the provisions of this section do not offer guidance, the development standards of the applicable Zone shall prevail. Accessory structures shall adhere to the following:
 - 1. Meet the design standards of section 20.410.050 (Accessory Structure and Accessory Dwelling Unit Design).
 - 2. Shall be limited to uses that are accessory to the main use, including a cabana, garage or carport, gazebo, greenhouse, pergola, pool and/or spa and related equipment, or workshop. An accessory structure shall not be used for dwelling purposes. Bathtub(s), fireplace(s), and/or kitchen (full or partial) facilities are prohibited in accessory structures. Air conditioning, heating, shower, toilet, washtub, and/or washer and dryer facilities are allowed within an accessory structure; however, a deed restriction shall be required and shall state that the accessory structure shall be maintained as an accessory structure and shall not be used for sleeping quarters or be converted to a residential use.
 - 3. Prohibited accessory structures are freight containers, railroad cars, intermodal containers, and similar storage-type structures, unless they are altered to be

similar and compatible with the primary dwelling unit.

- B. **Accessory Structure(s) Size.** The maximum allowable gross floor area for all completely enclosed accessory structures in conjunction with an existing single-family residence shall be equal to forty percent (40%) of the living area of the primary dwelling unit, or eight hundred (800) square feet of gross floor area, whichever is less. The total gross floor area shall include all accessory structures, including those that do not require a building permit, with the exception of those that are completely open on at least three (3) sides, exclusive of any supporting columns.
- C. **Height.** Height of the accessory structure(s) shall be one (1) story maximum, fifteen (15) feet at peak of roof, and shall not exceed the height of the primary dwelling unit.
- D. **Location.** The setback requirements of the applicable Zone for the primary structure shall apply to all accessory structures, except as modified below:
 - 1. If detached, a minimum of five (5) feet separation from the primary dwelling unit or any other accessory structure. A breezeway may span the space between the two (2) structures.
 - 2. Accessory structures shall not be permitted within the required rear yard in the Agricultural Zones (A-1, A-2, or A-3), except for permitted fences and walls.
 - 3. Rear property line setback: minimum five (5)-foot setback required.
 - 4. Interior property line setback:
 - a. Consistent with the interior property line setback of the applicable Zone
OR
 - b. Equal to the interior property line setback of the existing primary building, whichever is less.
 - c. If located behind the primary building, minimum of five (5)-foot setback to interior property line shall be permitted in the rear yard area.
 - d. Unenclosed patios (i.e., patio covers) attached to the main building shall meet the minimum interior property line setback of the base Zone.
 - 5. Front or Street Property Line Setback: Accessory structures shall not occupy any portion of a required setback from the front property line or any street property line.

Section 20.410.050 Accessory Structure and Accessory Dwelling Unit Design

All accessory structures and accessory dwelling units shall be architecturally compatible with any existing dwelling unit on the same lot.

- 1. All accessory structures and accessory dwelling units shall blend with the existing primary dwelling unit on the lot and neighborhood residences by incorporating the same or similar architectural features, building materials, and color as the primary dwelling

unit on the property. These features shall include roofing material, roof design, fascia, exterior building finish, color, exterior doors and windows (including ratios of window dimensions [i.e., width to height] and window area to wall area), garage door, and architectural enhancements.

2. The exterior design of all accessory structures and accessory dwelling units shall be in harmony with and maintain the scale of the neighborhood. The design of the accessory dwelling unit shall relate to the design of the primary dwelling unit and shall not visually dominate it or the surrounding properties.
3. In no case shall the accessory dwelling unit or accessory structure be located within the required front property line setback, and shall not be closer to the ROW than the primary dwelling, except as expressly permitted under Section 20.410.060(F) of this Zoning Ordinance.

Section 20.410.060 Accessory Dwelling Unit Requirements

Each A Zone and R-1 Zone parcel meeting the requirements of section 20.410.020(B) (Applicability) shall be permitted the maximum construction of one (1) accessory dwelling unit on the parcel, subject to the following requirements:

- A. **Density.** The state considers accessory dwelling units as a residential use that is consistent with the General Plan density and Zone for the lot.
- B. **Zoning Compliance.** The accessory dwelling unit shall conform to all land use and development standard provisions of the applicable Zone, including setbacks and separation of buildings, except as expressly permitted under Section 20.410.060(F) of this Zoning Ordinance.
- C. **Building Code Compliance.** The accessory dwelling unit shall meet all applicable requirements of the California Building Code.
- D. **Annexation to Community Facilities District.** Accessory dwelling units shall be subject to annexation to applicable Community Facility Districts, as established by City Ordinance.
- E. **Size and Height Limitations.** The building size for all accessory dwelling units shall be limited to the smallest square footage applicable to the parcel:
 1. Attached. If attached, a maximum of thirty percent (30%) of the total interior habitable square footage of the primary dwelling unit, including a basement and attic, but not including a garage or any accessory structure.
 2. Detached.
 - a. Lots of less than three-quarters (3/4) acre (32,620 square feet): maximum seven hundred fifty (750) square feet of gross floor area permitted.

- b. Lots 3/4 acre (32,620 square feet) to less than one (1) acre: maximum eight hundred fifty (850) square feet of gross floor area permitted.
 - c. Lots one (1) acre or more: maximum 1,000 square feet of gross floor area permitted.
3. Height of detached accessory dwelling unit shall be one (1) story maximum, fifteen (15) feet at peak of roof, and shall not exceed the height of the primary dwelling unit. For an accessory dwelling unit attached to the existing single-family unit, the height shall not exceed the height of the existing structure, and the roof pitch shall match the existing structure.

F. **Location, Setbacks.** The accessory dwelling unit shall be located within the rear fifty percent (50%) of the lot, and shall comply with all setbacks of the applicable Zone required for a single-family residence. The accessory dwelling unit shall be a minimum of ten (10) feet from any structure on-site (eave to eave).

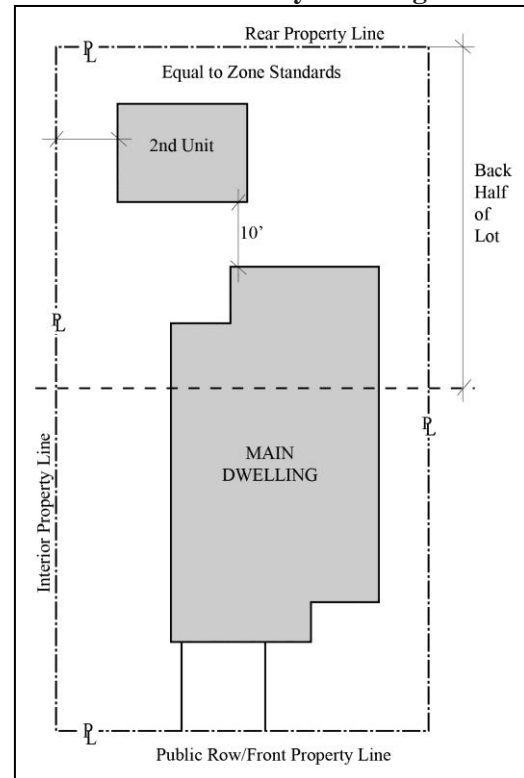
1. No setbacks are required for an existing garage that is converted to an accessory dwelling unit.
2. A setback of five (5) feet from the side and rear lot lines is required for an accessory dwelling unit that is constructed above a garage.

G. **Adequate Public Facilities.** Adequate public facilities (including water and sewer) and utilities for the accessory dwelling unit must be available or made available at the time of development and shall be sized in accordance with applicable codes.

1. The City may determine that a new or separate utility connection is required to be installed directly between the accessory dwelling unit and the utility. No new or separate utility connection shall be required for any accessory dwelling unit described in Section 20.410.030(C).
2. The County of San Diego Health and Human Services Department must approve any private sewage disposal system that is required under this chapter.

H. **Public Facilities and Utilities Fees.**

**Figure 20.410-1
Placement of Accessory Dwelling Units**



1. Accessory dwelling units shall not be considered new residential uses for the purpose of calculating connection fees or capacity charges for public facilities and utilities.
 2. The City may determine that any new or separate public facility or utility connection required under Section 20.410.060(G), above, is subject to a connection fee or capacity charge. No connection fee or capacity charge shall be imposed on any accessory dwelling unit described in Section 20.410.030(C).
 3. All fees required by this chapter shall be proportionate to the burden of the accessory dwelling unit on the public facility or utility, shall be based upon either the size of the accessory dwelling unit or the number of plumbing fixtures for the accessory dwelling unit, and shall not exceed the reasonable cost of providing the service.
 4. All fees required by this chapter shall be paid prior to the issuance of any building permit required for the construction of the accessory dwelling unit.
- I. **Owner Occupied.** The property owner of the parcel shall be the permit applicant, shall be living on-premise at the time of accessory dwelling unit application and approval, and shall continuously reside on-premise in either the primary dwelling unit or the accessory dwelling unit. The accessory unit may be rented but not for less than 31 days. The accessory dwelling unit may not be sold separate from the primary dwelling unit. An accessory dwelling unit may be approved and built at the same time as the primary dwelling unit is approved and constructed.
- J. **Occupancy.** The maximum occupancy of the accessory dwelling unit shall conform to the latest adopted Uniform Housing Code and in conformance with residential standards as adopted by the Zoning Ordinance.
- K. **Siting.** The location and design of the accessory dwelling unit shall not significantly impact the privacy or parking of adjacent properties.
- L. **Parking.**
1. A minimum of one (1) on-site paved parking space shall be provided for the accessory dwelling unit, in addition to the required parking for the primary dwelling unit. The additional parking space(s) shall be a minimum dimension of nine (9) feet by eighteen (18) feet except as provided for in subsection 20.410.060(L)(4) of this Section.
 2. Offstreet parking is permitted in setback areas in locations determined by the City, or through tandem parking, unless specific findings are made by the City that parking in setback areas or tandem parking is not feasible based upon specific

site or regional topographical or fire and life safety conditions. Parking spaces are subject to the following:

- i. Parking may be provided on an existing driveway but shall not block sidewalk access or encroach into the public right-of-way.
 - ii. No more than thirty (30) percent of a front yard shall be dedicated to vehicle parking.
 - iii. Except for an approved driveway, vehicles must be parked on an acceptable all-weather surface, such as brick, permeable pavers or other stable, dust-free surface deemed acceptable by the Development Services Department and Stormwater Division.
 3. If a garage, carport or covered parking structure is demolished in connection with the construction of an accessory dwelling unit, those offstreet parking spaces must be replaced. The replacement parking spaces may be located in any configuration on the same parcel as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.
 4. No parking standards shall be imposed by the City on an accessory dwelling unit in any of the following instances: (i) the accessory dwelling unit is located within one-half mile of public transit (including, but not limited to, a public bus stop, bus station, light rail station, paratransit lot and other areas where public transportation is available; (ii) the accessory dwelling unit is located within an architecturally and historically significant historic district; (iii) the accessory dwelling unit is located within an existing primary dwelling unit or an existing accessory structure; (iv) on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or (v) there is a car share vehicle located within one block of the accessory dwelling unit.
 5. Required parking spaces shall be kept clear and used exclusively for vehicle parking. Such spaces shall not be used for storage or other uses.
- M. **Driveway.** A driveway connection serving both the main and accessory dwelling unit is highly encouraged where feasible.
- N. **Emergency Access.** Emergency access and fire apparatus roads shall be provided to the satisfaction of the City of San Marcos Fire Marshal in accordance with the current edition of the California Fire Code.
- O. **Fire Sprinklers.** Fire sprinklers may be required for the accessory dwelling unit if required for the primary dwelling unit.

- P. **Community Character.** The accessory dwelling unit shall be consistent with the character, architecture, and density of the exiting parcel structures.
- Q. **Restrictions.** An accessory dwelling unit shall not be permitted on a lot that already contains a guest house, accessory dwelling unit, residential care facility, or rooming house, as defined by chapter 20.600 (Definitions), unless expressly permitted by law. Accessory dwelling units are not allowed in planned residential developments or within the Ridgeline Overlay Zone (ROZ).
- R. **Deed Restriction.** Prior to the issuance of a building permit for the accessory dwelling unit, a Deed (Land Use) Restriction shall be recorded with the County Recorder that includes all the following:
1. Limiting the total number of dwelling units on the property to two (2) units;
 2. Requiring that one (1) of the dwelling units (main or accessory dwelling unit) shall be owner occupied; and
 3. Prohibiting the units from being sold separately.

AMENDED SMMC TABLE 20.210-2

**Table 20.210-2
Agricultural Zone Permitted Uses**

Land Use (Note 1)	A-1	A-2	A-3	Additional Use Regulations
Residential Uses				
Farm Employee Housing, Large	CUP	CUP	CUP	
Farm Employee Housing, Small	DP	DP	DP	
Child Care Facility, Large Family Home	DP	DP	DP	20.400.050 (Child Care Facilities)
Child Care Facility, Small Family Home	P	P	P	20.400.050 (Child Care Facilities)
Community Garden	DP	DP	DP	
Residential Care Facility, Large	DP	DP	DP	20.400.110 (Care Facilities)
Residential Care Facility, Small	P	P	P	20.400.110 (Care Facilities)
Mobile/Manufactured Home	P	P	P	20.245 (Residential Manufactured Home Park Zone)
Private Residential Garage	P	P	P	
Single-Family Detached	P	P	P	
Accessory Dwelling Unit/Accessory Structure	A	A	A	20.410 (Accessory Dwelling Units and Accessory Structures)
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
Recreation, Education & Public Assembly Uses				
Animal Keeping, Large	P	P	P	20.415 (Animals)
Animal Keeping, Small	A	A	A	20.415 (Animals)
Places of Assembly	CUP	CUP	CUP	20.400.160 (Places of Assembly)
Stable, Private	P	P	P	
Stable, Public	CUP	CUP	CUP	
Public Park/Open Space/Recreation	CUP	CUP	CUP	
Sport Court				
Lighted	DP	DP	DP	
Unlighted	A	A	A	
Outdoor Recreation Facility	CUP	CUP	CUP	

**Table 20.210-2
Agricultural Zone Permitted Uses**

Land Use (Note 1)	A-1	A-2	A-3	Additional Use Regulations
Agricultural Uses(2)				
Agricultural/Horticultural, Non-Commercial	P	P	P	
Agricultural/Horticultural, Commercial	DP	DP	DP	
Agricultural/Horticultural, Processing and Packaging				
Small Animals	---	---	CUP	Processing for market of poultry, small animals and crops raised or produced on the premises, or on other property owned or leased by the processor, but not including canning, rendering, or reduction (grinding, chopping, cutting) of meat or animal products
Plants and Crops	---	---	CUP	Provided no such plant is located closer than 50 feet to any side or rear yard.
Lodging, Bed & Breakfast	CUP	CUP	CUP	
Greenhouse/Nursery				
Commercial Production	DP	DP	DP	
Retail	DP	DP	DP	Open to the public
Sales Stand	A	A	A	20.210.060(C) and Table 20.210-3
Office, Professional, and Business Support Services				20.220.050(C)
Business Support Service	A	A	A	Limited to 20% of gross floor area, supportive of agricultural primary land use only
Service Uses(2)				
Animal Sales and Services	CUP	CUP	CUP	
Industrial, Manufacturing & Processing Uses(2)				
Winery/Tasting Room	DP	DP	DP	
Renewable Energy Harvesting/Production	---	---	CUP	20.450 (Renewable Energy)
Transportation, Communication & Utility Uses(2)				
Antenna or Communication Facility	CUP	CUP	CUP	20.465 (Telecommunication Facilities)
Non-Public Antenna or Communication Facility	P	P	P	20.465 (Telecommunication Facilities)

Table 20.210-2
Agricultural Zone Permitted Uses

Land Use (Note 1)	A-1	A-2	A-3	Additional Use Regulations
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Notes:

See Table 20.210-1 for definitions.

1. All land uses are subject to the following standards: chapters 20.320 (Signs on Private Property), 20.330 (Water Efficient Landscape Standards), 20.335 (Walls and Fences), 20.340 (Off-Street Parking and Loading), and 20.400 (Specific Use Standards).
2. Business, including merchandising and sales, shall be conducted entirely within an enclosed building, except as identified in Table 20.220-2, where outdoor business is permitted subject to a CUP.
3. A Director's Permit (DP) shall be required for the establishment of the land use in an existing building to ensure adequate parking and student services are provided and to minimize effects on other land uses within the building or site. A Conditional Use Permit (CUP) shall be required for the establishment of a use in conjunction with a new building (development of the building in conjunction with the use).

AMENDED SMMC TABLE 20.215-2

**Table 20.215-2
Residential District Use Classifications**

Land Use	R-1-20	R-1-7.5 / R-1-10	R-2	R-3-6	R-3-10	Additional Use Regulations
Residential Uses						
Child Care Facility, Large Family Home	DP	DP	DP	DP	DP	20.400.050 (Child Care Facilities)
Child Care Facility, Small Family Home	P	P	P	P	P	20.400.050 (Child Care Facilities)
Community Garden	DP	DP	DP	DP	DP	
Continuing Care Retirement Community	---	---	---	---	CUP	20.400.110 (Care Facilities)
Duplex	---	---	P	P	P	
Residential Care Facility, Large	DP	DP	CUP	CUP	CUP	20.400.110 (Care Facilities)
Residential Care Facility, Small	P	P	P	P	P	20.400.110 (Care Facilities)
Rooming House	---	---	---	CUP	CUP	
Mobile/Manufactured Home	P	P	---	---	---	Section 20.245.050
Multifamily Dwelling	---	---	P ⁽²⁾	P	P	
Planned Residential Development (PRD)	CUP	CUP	CUP	CUP	CUP	20.435 (Planned Residential Development)
Private Residential Garage	P	P	P	P	P	20.340 (Off-Street Parking and Loading)
Single-Family Attached	---	---	P	---	---	
Single-Family Detached	P	P	---	---	---	
Accessory Dwelling Unit/Accessory Structure	A	A	---	---	---	20.410 (Accessory Dwelling Units and Accessory Structures)
Supportive Housing	P	P	P ⁽²⁾	P	P	
Transitional Housing	P	P	P ⁽²⁾	P	P	
Recreation, Education & Public Assembly Uses						
Animal Keeping, Small and Large	As permitted by chapter 20.415					20.415 (Animals)
Non-Commercial Horticulture	P	P	P	P	P	
Places of Assembly	CUP	CUP	CUP	CUP	CUP	20.400.160 (Places of Assembly)

**Table 20.215-2
Residential District Use Classifications**

Land Use	R-1-20	R-1-7.5 / R-1-10	R-2	R-3-6	R-3-10	Additional Use Regulations
Stable, Private	A	---	---	---	---	20.415 (Animals)
Stable, Public	CUP	---	---	---	---	20.415 (Animals)
Public Park/Open Space/Recreation	CUP	CUP	CUP	CUP	CUP	
School	CUP	CUP	CUP	CUP	CUP	
Sport Court, Private	DP	DP	---	---	---	
General Retail Uses						
Agricultural/Horticultural, Plants and Crops	P	A	---	---	---	
Agricultural/Horticultural, Plants and Crops Wholesale Production	DP	---	---	---	---	
Lodging, Bed & Breakfast	CUP	---	---	---	---	
Industrial, Manufacturing & Processing Uses						
Winery/Tasting Room	DP	---	---	---	---	20.425 (Bars, Alcohol-Service, and Entertainment)
Transportation, Communication & Utility Uses						
Antenna or Communication Facility	CUP	CUP	CUP	CUP	CUP	20.465 (Telecommunications Facilities)
Non-Public Antenna or Communication Facility	P	P	P	P	P	20.465 (Telecommunications Facilities)
Public Utilities	CUP	CUP	CUP	CUP	CUP	

AMENDED SMMC SECTION 20.215.050

Section 20.215.050 Residential Development Standards

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- C. **Other Site Features.** Accessory dwelling units and accessory structure placement and encroachments shall be governed by chapter 20.410 (Accessory Dwelling Units and Accessory Structures).

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AMENDED SMMC SECTION 20.260.050

Section 20.260.050 Development Regulations within the Ridgeline Overlay Zone

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G. Accessory Structures.

1. Existing accessory structures greater than four hundred (400) square feet will be allowed a twenty-five percent (25%) maximum expansion provided they comply with the regulations stated herein.
2. The size of the accessory structure or accessory dwelling unit shall be regulated by chapter 20.410 (Accessory Units and Accessory Structures), and the structure location shall blend with the main dwelling unit while requiring the least amount of grading as feasible.
3. No temporary or portable car covers or car tents shall be allowed.
4. Accessory structures shall comply with chapter 20.410 (Accessory Units and Accessory Structures).

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AMENDED SMMC SECTION 20.310.030

Section 20.310.030 Exemptions

This chapter shall not apply to the following, except at the discretion of the City:

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- D. Accessory dwelling units developed in accordance with chapter 20.410 (Accessory Dwelling Units and Accessory Structures).

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AMENDED SMMC TABLE 20.340-1

**Table 20.340-1
Parking Requirements by Land Use**

Land Use	Minimum Required Parking	Additional Use Regulations
Residential Uses		
Animal Keeping, Small	None required	
Caretaker Unit	1 space	Interior dimension: 20 feet x 20 feet
Child Care Facility, Large Family Home	Required residential unit parking spaces and 1 space/2 employees	Tandem parking is permitted in driveways; vehicles cannot encroach into public rights-of-way
Child Care Facility, Small Family Home	Required residential unit parking spaces	Tandem parking is permitted in driveways; vehicles cannot encroach into public rights-of-way
Community Garden	None required.	
Continuing Care Retirement Community	Studio: 1 space/unit 1 Bedroom Unit: 1.5 space/unit 2+ Bedroom Unit: 2 spaces/unit; 1 space shall be covered Guest Parking: 1 space/3 units	
Duplex	2 spaces/unit; guest parking: 1 space/3 units	1 space shall be covered
Emergency Shelter	1 space/4 beds	
Farm Employee Housing, Large	1 space/unit	Space shall be covered
Farm Employee Housing, Small		
Live/Work Space or Live/Work Unit	Refer to live/work requirements under Section 20.340.040 (F), Table 20.240-2	
Mobile/Manufactured Home	2 covered spaces/mobile home; 1 guest space/6 mobile homes	Tandem parking is permitted
Mobile/Manufactured Home Mini Park		
Mobile/Manufactured Home Park		

**Table 20.340-1
Parking Requirements by Land Use**

Land Use	Minimum Required Parking	Additional Use Regulations
Multifamily Dwelling	Studio: 1 space/unit; 1 Bedroom Unit: 1.5 space/unit 2+ Bedroom Unit*: 2 spaces/unit; 1 space shall be covered Guest Parking: 1 space/3 units	*1 garage space shall be provided for condominiums, duplexes, townhomes, patio homes. Apartments shall provide one covered parking space (garage or carport) of the required ratio. Additional multifamily requirements are provided in section 20.340.040(G)
Multifamily Dwelling, Affordable Housing (deed restricted)	1.7 spaces / unit	Additional multifamily requirements are provided in section 20.340.040(G)
Non-Commercial Horticulture	None required.	
Planned Residential Development (PRD)	Sum of individual parking requirements for each use; residential parking by bedroom count	Chapter 20.435 (Planned Residential Development)
Private Residential Garage	None required.	
Recreational Vehicles (RVs)/Parks	To be determined by the Director during SDP or CUP review process.	
Residential Care Facility, Small & Large	1 space/3 residents	Provision of parking shall be based on the population served and level of care provided at the facility. Minimum requirements here are guidelines for establishing appropriate service levels on a case by case basis at time of SDP review
Rooming House	1 space/room; plus 2 spaces	
Accessory Dwelling Unit/Accessory Dwelling	1 space/accessory dwelling unit	
Senior/Age-Restricted Dwelling or Unit	1.25 spaces/unit	Satisfies resident and visitor parking
Single-Family Attached	2 spaces/unit	1 space shall be covered;
Single-Family Detached	≤ 3,000 s.f. unit: 2 attached covered spaces required; > 3,000 s.f. unit: 3 attached covered spaces required	See Table 20.340-5 for additional standards; Section 20.340.060(H)

Table 20.340-1
Parking Requirements by Land Use

Land Use	Minimum Required Parking	Additional Use Regulations
Sport Court, on a Residential Lot	None required.	Residential Zones only.
Supportive Housing	Studio: 1 space/unit 1 Bedroom Unit: 1.5 space/unit 2+ Bedroom Unit: 2 spaces/unit; 1 space shall be covered, Guest Parking: 1 space/3 units	
Transitional Housing	2 covered spaces/unit	

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AMENDED SMMC SECTION 20.400.220

Section 20.400.220 Utility Service

The developer or owner of a property shall be responsible for utility service connections in cooperation with responsible utility companies and in compliance with Title 17 of this Code.

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- C. **Amateur/Non-Public Antennas.** Amateur and non-public transmitting and/or receiving antennas shall meet the following standards:
1. All such antennas shall conform to required setbacks, consistent with accessory structure setbacks within the applicable Zone; see chapter 20.410 (Accessory Dwelling Units and Accessory Structures).
 2. All such antennas shall not exceed sixty (60) feet in height, as measured from the finished grade of the lot, except with the issuance of a Special Use Permit subject to the standards of this Zoning Ordinance.

AMENDMENT TO SMMC SECTION 20.600.030

Section 20.600.030 “A” Definitions

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Accessory Dwelling Unit. A residential dwelling unit (i) created within the living area of an existing dwelling unit or accessory structure located on the parcel; (ii) attached to an existing dwelling unit located on the parcel; or (iii) detached from an existing dwelling unit located on the parcel, but located on the same parcel as the existing dwelling unit, that provides complete independent living facilities for one (1) or more persons on the same parcel as a legal single family residence. An accessory dwelling unit shall include permanent provisions that include living, sleeping, eating, cooking, and sanitation.

Accessory Structure. A structure that is subordinate to, and detached from the main structure, the use of which is incidental and subordinate to that of the main structure. See chapter 20.410 (Accessory Dwelling Units and Accessory Structures).

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AMENDMENT TO SMMC SECTION 20.600.210

Section 20.600.210 “S” Definitions

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~~**Second Dwelling Units (land use).** A detached or attached residential dwelling unit that provides complete independent living facilities for one (1) or more persons on the same parcel as a legal single family residence. A second dwelling unit shall include permanent provisions that include living, sleeping, eating, cooking, and sanitation.~~

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