

**Proposed Amendments to the Second Dwelling Ordinance and Related
Articles of
Title 130 of the El Dorado County Ordinance Code (Project File OR 19-0002)
Summary Table**

Table Line No.	ADU Ordinance Section No.	Article Chapter/Section	Revision
TABLE OF CONTENTS			
1.	Section 1	Table of Contents	Revise Section 130.40.300 entitled “Secondary Dwellings” to “Accessory Dwelling Units”. Universal name change throughout Title 130.
ARTICLE 2 - ZONES, ALLOWED USES, AND ZONING STANDARDS			
2.	Section 2	Table 130.21.020 (Agricultural, Rural, and Resource Zone Districts Use Matrix)	Revise “Secondary Dwelling” to “Accessory Dwelling Unit”
3.	Section 3	Table 130.24.020 (Residential Zone Use Matrix)	Revise “Secondary Dwelling” to “Accessory Dwelling Unit”
4.	Section 4	Chapter 26. Meyers Area Plan Zone. Table 130.26.050 Allowed, Conditional Uses, and Prohibited Uses (Meyers Area Plan)	Add Accessory Dwelling Unit as an allowed use in MAP 1 and MAP 3 zones.
5.	Section 5	Chapter 26. Meyers Area Plan Zone. Table 130.26.060 Meyers Area Plan Development Standards	Revise MAP Zone 3 (Res/T) to remove limitation of second unit only on parcels greater than one acre.
6.	Section 6	Chapter 26. Meyers Area Plan Zone. Section 130.26.060 B	Add language to clarify Design Review exclusions for ADUs in MAP Zones.
ARTICLE 3 - SITE PLANNING AND PROJECT DESIGN STANDARDS			
7.	Section 7	Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements)	<ol style="list-style-type: none"> 1. Revise to reduce parking requirements to one per unit 2. Add allowance for tandem spaces 3. Add reference to Section 130.40.300 for parking exceptions 4. Separate ADU and temporary mobile/manufactured home requirements
ARTICLE 4 - SPECIFIC USE REGULATIONS			
8.	Section 8	130.40 (Special Use Regulations)	Revise Table of Contents Section 130.40.300 entitled “Secondary Dwellings” to “Accessory Dwelling Units”
9.	Section 9	Section 130.40.030.D entitled “Residential Accessory Structures and Uses”	Revise “Secondary Dwelling” to “Accessory Dwelling Unit”
10.	Section 10	130.40.060.C.3 (Residential Development)	Revise “Secondary Dwelling” to “Accessory Dwelling Unit”

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11.	Section 11	130.40.170.C.1.c (Agricultural Homestays)	Revise “Secondary Dwelling” to “Accessory Dwelling Unit”
12.	Section 12	130.40.170.D Lodging Facilities (Bed and Breakfast Inns) subsections 2 and 3	Revise “Secondary Dwelling” to “Accessory Dwelling Unit”
13.	Section 13	130.40.190.B.1 (Permit Requirements, Residential Dwellings)	Revise “secondary dwellings” to “accessory dwelling units”
14.	Section 14	130.40.190.B.3 (Permit Requirements, Hardship Purposes)	Revise “secondary dwelling” to “accessory dwelling unit”
15.	Section 15	130.40.300 (Secondary Dwellings)	Revise Section 130.40.300 entitled “Secondary Dwellings” to “Accessory Dwelling Units”
16.	Section 15	130.40.300.A	Add reference to Gov. Code Section 65852.22 et seq. regarding junior accessory dwelling units
17.	Section 15	130.40.300.B (Applicability)	Add multi-family residential zone to this section and delete reference to Code Section 130.40.060.C.3 “Agricultural Preserves and Zones: Contracts, Criteria and Regulations”
18.	Section 15	130.40.300.C (Development Standards)	Revise “secondary dwelling” to “accessory dwelling unit”
19.	Section 15	130.40.300.C.1 (Maximum Floor Area)	Revise maximum conversion of existing primary dwelling for an attached accessory dwelling unit from 30% and 1,200 sq ft to 50% of total floor area
20.	Section 14	Table 130.40.300.C.1 (Maximum Floor Area for Detached Accessory Dwelling Units)	Revise maximum sq ft for detached ADU based on parcel size

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21.	Section 15	130.40.300.C.2 (General Development Requirements)	<ol style="list-style-type: none"> 1. Revise into subsections “a,” “b,” “c” and “d.” 2. Remove lot coverage from zoning conformance requirements 3. Add language that describes types of attached and detached units and reduce setbacks to no more than four feet 4. Add language in subsection “b” to clarify that passageways are not required for ADUs 5. Add subsection “c” to allow for one ADU and one junior ADU per lot under certain conditions
22.	Section 15	130.40.300.C.3 (Specific Development Requirements)	<ol style="list-style-type: none"> 1. Universal revision of “secondary dwelling(s)” to “accessory dwelling unit(s)” 2. Add language to define accessory dwelling units including identification and description of types of ADUs. 3. C.3.a (2) Add language to allow an expansion of not more than 150 square feet beyond the existing physical dimensions of the primary dwelling or converted accessory structure to accommodate ingress and egress 4. Add subsection “b” to describe detached ADUs 5. Add subsection “c” to describe converting existing space to ADUs 6. Add subsection “d” to allow for JADUs within existing or proposed single-family dwelling. 7. Add subsection “e” to allow ADUs in multi-family and mixed use zones

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23.	Section 15	130.40.300.C.4 - Parking (Specific Development Requirements, Parking)	<ol style="list-style-type: none"> 1. Revise parking requirements to one per ADU, allow for parking in setback areas, if feasible, add provisions when no replacement parking is required due to conversion of parking structures to ADUs 2. Add subsection “a” concerning conversion of existing parking structure 3. Add subsection “b” with a list of exceptions to parking requirements 	
24.	Section 15	130.40.300.C.5 - Utilities (Specific Development Requirements, Utilities)	Remove subsection	
25.	Section 15	130.40.300.D (Specific Development Requirements, Owner Occupancy)	<ol style="list-style-type: none"> 1. Add language that prohibits the sale of ADU separate from primary residence 2. Add language that prohibits the rental of ADUs for less than 30 days 3. Add language to suspend owner occupancy requirement through January 1, 2025 4. Add owner-occupancy exceptions for nonprofit housing organizations or beneficiaries of special needs trust owning the property, or licensed Community Care Facilities as defined 	
ARTICLE 5 - PLANNING PERMIT PROCESSING				
26.	Section 16	130.52.050 (Temporary Mobile Home Permit)	Revise “secondary dwelling” to “accessory dwelling unit” and “Secondary Dwellings” to Accessory Dwelling Units”	

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ARTICLE 8 - GLOSSARY			
27	Section 17	130.80.020 (Definitions of Specialized Terms and Phrases)	<ol style="list-style-type: none"> 1. Add definition for “Accessory Dwelling Unit” 2. “Casita” - Revise “Secondary Dwelling” to “Accessory Dwelling Unit” 3. Add “Efficiency Unit” and add reference to Subsection 130.40.300 ADUs 4. Add definition for “Junior Accessory Dwelling Unit” 5. “Bed and Breakfast” - Revise “Secondary Dwelling” to “Accessory Dwelling Unit” and add reference to Section 130.40.300 Accessory Dwelling Units 6. Mobile/Manufactured Home Park - Revise “Secondary Dwelling” to “Accessory Dwelling Unit” 7. Remove definition for “Secondary Dwelling”