



SUMMARY OF ORDINANCE NO. 5152

AN ORDINANCE ADOPTING AMENDMENTS TO THE SECONDARY DWELLING ORDINANCE
AND RELATED ARTICLES OF TITLE 130 (ZONING) OF
THE EL DORADO COUNTY ORDINANCE CODE

**THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES
ORDAIN AS FOLLOWS:**

The proposed Ordinance No. 5152 consists of amendments to the Secondary Dwelling Ordinance (Section 130.40.300) hereafter called the Accessory Dwelling Unit Ordinance, and related sections in Title 130 (Zoning Ordinance) of the El Dorado County Ordinance Code for consistency with Government Code Sections 65852.2 and 65852.22. The amendments include but are not limited to:

- 1) universal name change from "Secondary Dwelling" to "Accessory Dwelling Unit" (ADU) throughout Title 130;
- 2) add the ADU Use Type as an allowed use in Residential Multi-family (RM) Zones (Article 2, Table 130.24.020 – Residential Zone Use Matrix);
- 3) add ADU as an allowed use in the Meyers Area Plan (MAP) for MAP-1 and MAP-3 zones;
- 4) revise MAP-3 Zone (Res/T) to remove limitation of second unit only on parcels greater than one acre;
- 5) add language to clarify Design Review exclusions for ADUs in MAP Zones;
- 6) add parking reduction requirements and exemptions for ADUs (Article 3, Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements);
- 7) revise maximum ADU floor area for smaller residential lots from 600 sq. ft. to 850 sq. ft., or 1,000 sq. ft. if more than one bedroom (Article 4, Table 130.40.300.1 – Maximum Floor Area for Detached Accessory Dwelling Units);
- 8) remove lot coverage from zoning conformance requirements;
- 9) increase floor area for converted living area of primary dwelling to ADUs from maximum of 30 percent to 50 percent;
- 10) add development standards for conversion of all or a portion of a legally permitted accessory structure to an ADU;
- 11) add minimum setback requirements of four feet with exceptions for fire and safety, public utility or drainage easements, or other recorded easements;
- 12) add language to clarify that passageways are not required for ADUs;
- 13) add language to define accessory dwelling units including identification and description of types of ADUs;
- 14) add subsection to allow for one ADU and one junior ADU per lot under certain conditions;
- 15) add language to allow an expansion of not more than 150 sq. ft. beyond the same physical dimensions as the existing primary dwelling to accommodate ingress and egress (Article 4, Subsection 130.40.300.2 – General Development Requirements);
- 16) add subsections "b" to describe detached ADUs and "c" to describe converting existing space to ADUs;
- 17) add subsection "e" to allow for ADUs in multi-family or mixed use zones;
- 18) add subsection for Junior Accessory Dwelling Unit development standards;
- 19) add subsection to clarify detached accessory dwelling unit floor area, minimum setbacks, and requirements for converted structures to ADUs (Article 4, Subsection 130.40.300.3 – Specific Development Requirements);
- 20) revise parking requirements to one per ADU and allow for parking in setback areas, if feasible;
- 21) add provisions when no replacement parking is required due to conversion of parking structures to ADUs and other exceptions to parking requirements (Article 4, Subsection 130.40.300.4 – Parking);
- 22) add resale restriction and short-term rental restrictions for ADUs;
- 23) add five-year suspension of owner-occupancy requirements from January 1, 2020 to December 31, 2024;
- 24) Remove Subsection 130.40.300.C.5, Utilities;
- 25) add County-initiated exceptions for ADU owner-occupancy for licensed care facilities, nonprofit housing organizations and beneficiaries of special needs trusts owning the property (Article 4,

Subsection 130.40.300.D – Owner Occupancy); 26) add definitions for “Accessory Dwelling Unit,” “Efficiency Unit,” and “Junior Accessory Dwelling Unit”; and 27) delete definition for “Secondary Dwelling” (Article 8, Section 130.80.020 – Definitions of Specialized Terms and Phrases).

The full text of the Ordinance is available for viewing in the office of the Clerk of the Board of Supervisors at 330 Fair Lane, Placerville, California.

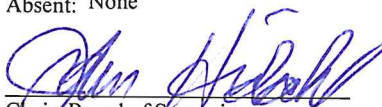
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 16th day of November, 2021, by the following vote of said Board:

Ayes: Hidahl, Turnboo, Thomas, Parlin, Novasel

ATTEST
KIM DAWSON
Clerk of the Board of Supervisors

Noes: None
Absent: None

By 
Deputy Clerk


Chair, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date 11-16-21
ATTEST: KIM DAWSON, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By 
Deputy Clerk