

ORDINANCE NO. 1833

ORDINANCE AMENDING CHAPTER 19.72.050, ACCESSORY DWELLING UNITS, TO ESTABLISH THAT THE RENTAL TERMS FOR ACCESSORY DWELLING UNITS PERMITTED IN ACCORDANCE WITH THAT CODE SECTION BE LONGER THAN 30 DAYS.

The Board of Supervisors of the County of Amador ordains as follows:

SECTION I. Legislative findings.

1. Pursuant to Government Code 65852.150, the California Legislature found and declared that California faces a severe housing crisis and is falling short of meeting current and future housing demand.
2. Government Code Section 65852.2(a)(6) allows that local agencies may require that Accessory Dwelling Units permitted in accordance with that Section be used for rentals of terms longer than 30 days.
3. This ordinance intends for accessory dwellings units to be utilized for long-term housing to help alleviate the County's housing shortage.

SECTION II. County Code Chapter 19.72.050(B), Accessory Dwelling Units, is hereby amended by adding the following language:

Category 1 Permits. Accessory dwelling units permitted under this subsection shall be rented for a term longer than thirty days. Applicants seeking a Category 1 accessory dwelling unit permit must also comply with the following:

1. Number of Accessory Dwelling Units Allowed. Only one accessory dwelling unit is permitted on a parcel on which a residential dwelling exists or is proposed to exist.
2. Total Floor Area. The minimum floor area shall be the minimum required for an efficiency dwelling unit as defined in Health and Safety Code Section 17958.1. The maximum floor area shall be the floor area of the primary dwelling on the parcel; however, if the primary dwelling is less than one thousand square feet, then the maximum floor area shall be eight hundred fifty square feet for an accessory dwelling unit that has less than two bedrooms, and one thousand square feet for an accessory dwelling unit that has two or more bedrooms.
3. Parking.
 - a. One additional off-street parking space is required for the accessory dwelling unit. The space may be provided as tandem parking on a driveway. Off-street parking is permitted in

setback areas unless the county specifically finds setback parking is not feasible based on site or regional topographical or fire and life safety conditions.

b. When a parking structure is converted to an accessory dwelling unit, additional parking, or replacement of existing parking, is not required.

c. The parking requirement in subsection (B)(3)(a) of this section does not apply if the accessory dwelling unit is located within one-half mile walking distance of public transit, or is located within an architecturally and historically significant historic district, or is part of the proposed or existing primary residence or an existing accessory structure, or is located within one block of a car share vehicle.

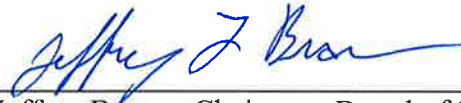
SECTION III. A summary of this ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 14th day of March 2023, by the following vote:

AYES: Patrick Crew, Frank Axe, Richard Forster

NOES: Jeffrey Brown, Brian Oneto

ABSENT: None



Jeffrey Brown, Chairman, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County, California



Deputy