

ORDINANCE NO. 1993

AN ORDINANCE OF THE CITY OF SANTA CLARA, CALIFORNIA, AMENDING CHAPTERS 18.14 (“REGULATIONS FOR R2-7L – DUPLEX ZONING DISTRICTS”), 18.16 (“REGULATIONS FOR R3-18D – LOW-DENSITY MULTIPLE-DWELLING ZONING DISTRICTS”), 18.18 (“REGULATIONS FOR R3-25D – MODERATE-DENSITY MULTIPLE-DWELLING ZONING DISTRICTS”) AND 18.20 (“REGULATIONS FOR R3-36D – MEDIUM-DENSITY MULTIPLE-DWELLING ZONING DISTRICTS”) OF TITLE 18 (“ZONING”) OF “THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA” RELATED TO ACCESSORY DWELLING UNITS

BE IT ORDAINED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the City of Santa Clara has adopted accessory unit development standards for single-family zoning districts, contained in Sections 18.10.030(d) and 18.12.030(d) of the Zoning Ordinance;

WHEREAS, Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 were adopted by the State on September 27, 2016. The bills mandate that jurisdictions ministerially approve accessory dwelling units, and that such accessory units comply with certain criteria in the State’s newly adopted legislation;

WHEREAS, in order to comply with SB 1069 and AB 2299, the purpose of this ordinance is to permit accessory units by right in multiple-dwelling zoning districts with an existing or proposed single family residence on the property, provided that the accessory units meet the requirements of SCCC Section 18.10.030(d); and,

WHEREAS, the City of Santa Clara has determined that the proposed amendments to Title 18 of the City Code are within the scope of the previously approved General Plan EIR adopted November 16, 2010, which contemplated the development of accessory units on lots containing single-family residences.

**NOW THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SANTA CLARA
AS FOLLOWS:**

SECTION 1: A new subsection “(g)” is hereby added to Section 18.14.030 (“Permitted Uses”) of Chapter 18.14 (“Regulations for R2-7L – Duplex Zoning Districts”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” to read as follows:

“(g) One accessory unit, as defined under SCCC 18.06.010(a), on a lot that has an existing single-family dwelling, subject to the requirements of SCCC18.10.030(d).”

SECTION 2: A new subsection “(i)” is hereby added to Section 18.16.030 (“Permitted Uses”) of Chapter 18.16 (“Regulations for R3-18D – Low-Density Multiple-Dwelling Zoning Districts”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” to read as follows:

“(i) One accessory unit, as defined under SCCC 18.06.010(a), on a lot that has an existing single-family dwelling, subject to the requirements of SCCC18.10.030(d).”

SECTION 3: A new subsection “(i)” is hereby added to Section 18.18.030 (“Permitted Uses”) of Chapter 18.18 (“Regulations for R3-25D – Moderate-Density Multiple-Dwelling Zoning Districts”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” to read as follows:

“(i) One accessory unit, as defined under SCCC 18.06.010(a), on a lot that has an existing single-family dwelling, subject to the requirements of SCCC18.10.030(d).”


SECTION 4: A new subsection "(i)" is hereby added to Section 18.20.030 ("Permitted Uses") of Chapter 18.20 ("Regulations for R3-36D – Medium-Density Multiple-Dwelling Zoning Districts") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California" to read as follows:

"(i) One accessory unit, as defined under SCCC 18.06.010(a), on a lot that has an existing single-family dwelling, subject to the requirements of SCCC18.10.030(d)."

SECTION 5. Effective date. This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of "The Charter of the City of Santa Clara, California."

PASSED FOR THE PURPOSE OF PUBLICATION this 4th day of December, 2018, by the following vote:

AYES:	COUNCILORS:	Davis, Kolstad, O'Neill, and Watanabe and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	Mahan
ABSTAINED:	COUNCILORS:	None

ATTEST: 
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference: None