

Attachment 2—Redline version of proposed amendments to Definitions

Section 17.90.020 Definitions of Specialized Terms and Phrases is amended as follows:

“Accessory dwelling unit” has the same meaning as defined in California Government Code Section 66313 65852.2, as amended from time to time.

“Junior accessory dwelling unit” has the same meaning as defined in California Government Code Section 66313 65852.22, as amended from time to time.

“Multifamily housing” means a structure containing two or more dwelling units, a development of multiple structures that each contain two or more dwelling units, or a development of two or more structures each containing a single dwelling unit, located on a single property. Multifamily structures include: duplexes, triplexes, fourplexes (buildings with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units in a single building); townhouse development (two or more attached dwellings where no unit is located over another unit); rowhouses; and other building types containing multiple dwelling units (for example, courtyard housing, stacked flats, etc.). Multifamily housing structures or developments may be under a single ownership with the dwelling units under rental tenancy, or the dwelling units may be individually owned and occupied, such as condominiums.

Multifamily housing structures or developments may also contain accessory dwelling units, which are not included in the unit count, density calculations, or site coverage calculations for the purposes of determining consistency with this title, as allowed by state law.

“Primary dwelling” means the dwelling(s) which accommodate the primary use of the site.

Primary residence. See “Primary dwelling.”

“Primary structure” means a structure that accommodates the primary use of the site.

“Primary use” means the main purpose for which a site is developed and occupied.

“Single-family dwelling” means a building designed for and/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobilehomes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems. Single-family dwellings may also contain accessory dwelling units or junior accessory dwelling units or be located on lots with detached accessory dwelling units, which are not included in the unit count, density calculations, or site coverage calculations for the purposes of determining consistency with this Title, and which do not cause the single-family dwelling or the lot on which it is located to be considered a multifamily dwelling or a multifamily lot or property.