

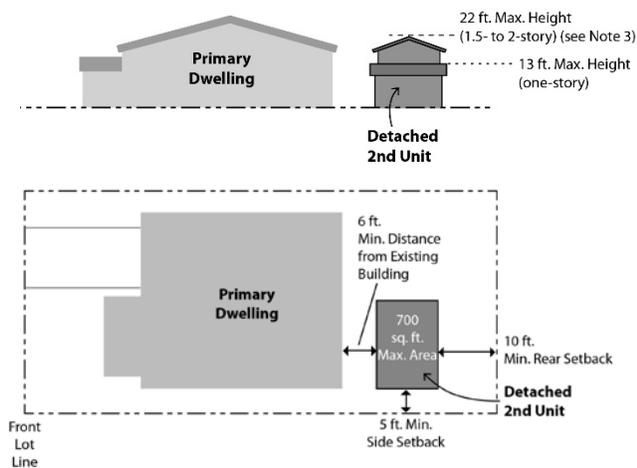


RESIDENTIAL SECOND DWELLING UNIT (2nd Units) INFORMATIONAL HANDOUT

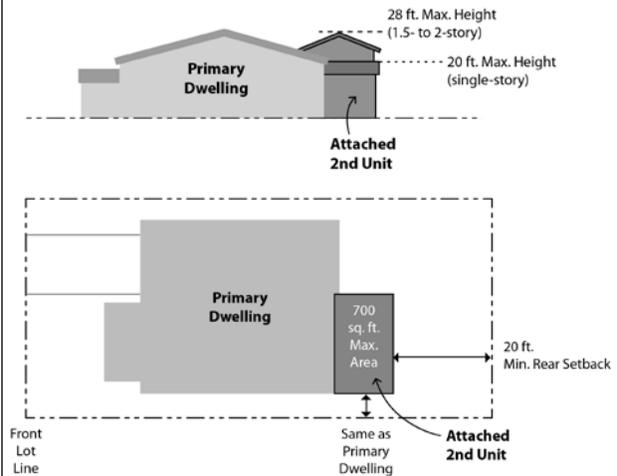
The City encourages the creation of second dwelling units (2nd units) in the Single-Family Residential Zoning Districts. 2nd units, often called in-law units or accessory dwelling units, may be created within or attached to a single-family residence, located over a garage, or detached as a separate structure.

The complete 2nd unit regulations are found in Chapter 18.33 of the Zoning Code (updated 2015) available at: <http://www.half-moon-bay.ca.us/2ndunitdwelling>

Detached 2nd Units



Attached 2nd Units



	Detached	Attached
Building Permit	Required	Required
Maximum Unit Size	700 sq.ft.	700 sq.ft.
Minimum Unit Size	150 sq. ft.	150 sq. ft.
Minimum Parking Spaces (Note 1)	1 uncovered space	1 uncovered space
Minimum Front Setback	Same as primary dwelling	Same as primary dwelling
Minimum Side Setback	5 ft. (Note 2)	Same as primary dwelling.
Minimum Rear Setback	10 ft.	20 ft.
Minimum Distance between existing Bldgs. & 2nd Unit	6 feet	N/A
Maximum Height (1-story)	13 ft.	20 ft.
Maximum Height (1.5 to 2 story)	22 ft. (Note 3)	28 ft.
Water Service (Note 4)	Water meter required. Additional connection may be required.	Water meter required. Additional connection may be required.
Sewer Service	Existing service with adequate capacity.	Existing service with adequate capacity.
Additional Provisions:		
Deed Restricted	Note 5	Note 5
Architectural and Site Design	Note 6	Note 6
Incentives	Note 7	Note 7



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Notes:

1. **Parking.** The required parking space need not be covered or enclosed, and can be located in the front setback and tandem, unless this is infeasible due to topography or public safety.
2. **Front and Side Setbacks.** Where the 2nd unit extends in front of the primary dwelling, the front and side setbacks applicable to the primary residence shall apply.
3. **Height in Rear Setback.** The Maximum Building Envelope limits that portion of a 1.5 to 2-story 2nd unit that extends into a rear setback to a height of 16 feet.
4. **Water Service.** The Coastside County Water District will make a determination whether an additional water connection is required based on the project plans and an assessment of water demand.
5. **Deed Restriction.** Prior to issuance of a building permit for a 2nd unit, the applicant shall record with the County Recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - A. The 2nd unit shall not be sold separately;
 - B. The 2nd unit is restricted to the approved size;
 - C. The 2nd unit is a permitted use only so long as either the primary dwelling or the 2nd unit is occupied by the owner of record as the principal residence; and
 - D. The above declarations are binding upon any successor in ownership of the property; lack of compliance will result in the 2nd unit becoming an illegal, non-conforming use subject to the code enforcement and abatement proceedings established by the City of Half Moon Bay Municipal Code.
6. **Architectural and Site Requirements.**
 - A. The 2nd unit's exterior wall materials, window types door and window trims, roofing materials and roof pitch shall be similar to that of the primary residence;
 - B. If located outside the side and rear yard setbacks, the 2nd unit shall face the interior of the lot, unless it is directly accessible from an alley or street;
 - C. If attached to the primary dwelling, new entrances and exits are allowed only on the side and rear;
 - D. Windows facing an adjoining residential property shall be designed to protect the privacy of neighbors, or fencing or landscaping shall provide screening; and
 - E. The site plan shall provide open space and landscaping that are useful for both units on the site and that provide for privacy and screening of adjacent properties.
7. **Incentives.** The following incentives are to encourage the construction of 2nd units:
 - A. **Fee Deferral.** The City may grant deferral of building permit, plan check, and development impact fees until issuance of a Certificate of Occupancy for 2nd units proposed to be rented at affordable rents, as established by the City.
 - B. **Parking.** The covered parking requirement for the primary dwelling shall be limited to one covered parking space and one uncovered parking space.
 - C. **Front or Exterior Yard Parking.** Two uncovered parking spaces, one for the primary dwelling and one for the 2nd unit may be provided in the front or exterior yard setback, with the design subject to approval by the Director. The existing impervious driveway surface cannot be expanded and no more than 50% of the front yard width can be devoted to parking.
 - D. **Tandem Parking.** Parking may be provided in a tandem arrangement (one car behind the other), limited to two cars.
8. **Legalizing Existing Second Unit.** Owners of an existing unpermitted 2nd unit constructed within a Residential Zoning District prior to January 8, 2015, may apply to the City to legalize the 2nd unit pursuant to Zoning Code Section 18.33.070, provided the application is filed prior to January 8, 2016. Joint Planning & Building Division approval is required.