



# City of Clearlake

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## GRANNY RESIDENTIAL UNITS

### ZONING ORDINANCE EXCERPT

#### 18-4.8 GRANNY RESIDENTIAL UNITS

A type of second residential unit which is specifically designed as housing for the aged. Occupancy is restricted to one or two persons who are 60 years of age or older. The unit is either a detached or attached dwelling unit which provides complete independent living facilities, containing permanent provisions for living, sleeping, cooking and sanitation facilities which are separate from those of the principal dwelling unit located on that same parcel.

#### 18-4.800 Purpose.

The purpose of this section is to provide for the establishment of new second residential units on lots with existing principal dwellings which are designed for and restricted to occupancy by the elderly. The stated intent of this section is to increase the number of appropriately designed, independent housing units within all the City's residential districts so as to allow the elderly citizens of Clearlake to continue living within the community.

#### 18-4.801 Establishment of a Granny Residential Unit.

- a. Granny residential units are permitted only on parcels where the principal residential dwelling is owner occupied.
- b. Granny residential units are permitted only on lots conforming with the minimum lot size requirement of the base zone district.
- c. Only one granny residential unit or one second residential unit shall be permitted per lot.
- d. A granny residential unit may be established by any one of the following methods:
  1. Alteration of interior space of an existing principal dwelling.
  2. Conversion of a garage or other previously uninhabited portion of a dwelling.
  3. Addition of a separate unit onto an existing principal dwelling.

4. Conversion or installation of a separate structure on a lot in addition to an existing principal dwelling.

#### **18-4.802 Occupancy of a Granny Residential Unit.**

Occupancy shall be limited to one adult or two adult persons who are 60 years of age or older, subject to the certification requirements contained within Section 18-4.804.

#### **18-4.803 Development Standards**

The following standards shall govern all granny residential units:

- a. A granny residential unit shall contain permanent provisions for cooking, sanitation, sleeping and living facilities separate from those of the main dwelling unit on the parcel on which it is located.
- b. The unit shall have a heating and cooling system.
- c. Excepting where the granny residential unit is created by the alteration of interior space of an existing principal dwelling or by the conversion of a garage or other previously uninhabited portion of a dwelling or accessory structure, the setback requirements of the base district shall apply and new detached granny residential units shall have a minimum ten (10) feet separation between the unit and the principal residence.
- d. Design of the unit shall comply with the residential housing standards of the base zone district, excepting:
  1. The total floor area shall not exceed 640 square feet (State Government Code Section 65852.2 (b)) and shall have a minimum of 480 square feet.
  2. Waivers of the development standards are prohibited, excepting the location of required off-street parking where a setback variance has been approved for the principle residence's parking location.
- e. For attached units, the appearance of the building shall remain that of a single family dwelling. Any new entrance shall be located on the side or rear of the building.
- f. A minimum total of three (3) off-street parking spaces shall be provided for the granny residential unit and the principal residential unit. The parking spaces shall be developed in accordance with the residential housing standards of the base district.

g. The property upon which a granny residential unit is located shall remain as an unsubdivided parcel and is prohibited from being subdivided from the main parcel containing the principal residential unit.

**18-4.804 Annual Certification Requirement.**

a. Prior to the issuance of a certificate of occupancy for new dwellings, the property owner shall provide written verification to the Planning Department that the principal residential unit is owner-occupied and that the number and age of the tenants are in compliance with the notarized signature(s) of the property owner(s) and a copy of the tenant(s)'s driver's license(s) or some other form of identification stating date of birth.

b. By July 1st of each year, the property owner shall provide written verification in accordance with Section 18-4.405(a) to the Planning Department that the use of the unit has continued, that the principal dwelling is owner-occupied and that the number and age of the tenants are in compliance with the requirements of this section.

**18-4.805 Other Provisions.**

Upon approval of the certificate of occupancy for a new granny residential unit, the Planning Director shall record a certificate to be attached to the property's deed stating the requirements and restrictions of the approved permit.