



Community Development Department
Planning Division
13220 Central Avenue
Chino, Ca 91710
(909) 334-3253

www.cityofchino.org

SECONDARY DWELLING UNITS

CITY of CHINO

What is a Secondary Dwelling Unit?

A secondary dwelling unit provides complete, independent facilities for living, sleeping, eating, cooking, and sanitation. A secondary dwelling unit may be attached to, or detached from, an existing single-family house (primary dwelling unit), and is located on the same lot as the primary dwelling unit. Secondary dwellings can be created by partitioning floor space within an existing structure, by adding an accessory structure, or by a combination of the two techniques. A secondary dwelling unit may not be sold by itself, but may be rented.



Can I build a Secondary Dwelling Unit and what approvals do I need?

The City of Chino allows secondary dwelling units on all single family residential lots provided the secondary dwelling unit meets all requirements of the Chino Municipal Code. State law (CA Government Code Section 65852.2) requires that all local agencies must approve secondary dwelling units, provided they meet all development requirements in the city's municipal ordinance (zoning, height, setbacks, lot coverage etc.). The Planning Division reviews secondary dwelling units through the Zoning Clearance process. A zoning clearance is typically approved over-the-counter if Planning staff determines the plans are in compliance with all zoning requirements (i.e. setbacks, lot coverage, elevations), however, under certain circumstances a planner may need to take the plans in for review. Under these circumstances, Zoning Clearances are typically approved within 7 days. Approval must be received by the Planning Division prior to the plans being submitted to the Building Division in order to obtain building permits.

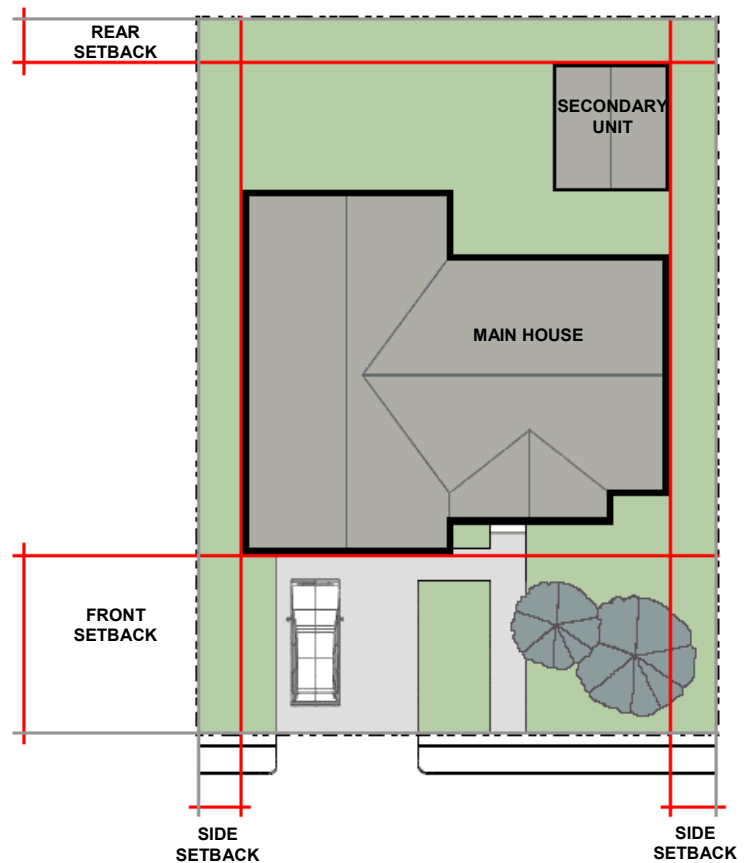
What are the development requirements to build a Secondary Dwelling Unit?

The following development requirements apply to Secondary Dwelling Units in all areas of the City except for the "Downtown Neighborhood Overlay District", which is located between Riverside Drive, Chino Avenue, Monte Vista Avenue and Central Avenue. If you are building a secondary unit within this area, please contact the Planning Division to speak to a planner for more information and development requirements.

- ◆ The unit shall be located on the same lot as an existing single-family residential dwelling. Within the RD8 zone, secondary units are only permitted on lots that contain a single-family dwelling unit. A secondary dwelling unit is not permitted on residential lots that already contain two or more dwelling units.
- ◆ The secondary dwelling unit may be rented, however it can not be sold. Prior to the issuance of a building permit for a secondary dwelling unit, a covenant of restriction to run with the land shall be recorded which specifies that the use of the secondary unit as an independent dwelling may continue only if one unit on the property is owner occupied.
- ◆ The floor area of the secondary dwelling unit shall not exceed 850 square feet for units (attached or detached from the primary residence) that do not share living space with the main dwelling unit or 25 percent of the main dwelling for a unit that is attached and shares living space.

- ◆ The secondary dwelling unit must provide a complete kitchen and full bathroom, apart from those in the main residence, even if it is attached and shares living space.
- ◆ The secondary dwelling unit shall match the main dwelling unit with respect to architectural design and detailing, roof material, and exterior colors and materials.
- ◆ The secondary dwelling unit shall be compatible with the main unit and the surrounding neighborhood with respect to building height, scale and massing. The secondary dwelling unit must also meet all requirements of the Zoning Ordinance that are applicable to the main dwelling, including, but not limited to, building setbacks, lot coverage, building height and architectural design.
- ◆ Secondary dwelling units are required to include a one car garage for the unit. If the main dwelling unit has a 3 car garage, then a one car garage is not required.
- ◆ A separate sewer connection or meter for gas, electricity and water services may be provided for gas, electricity and water services or the secondary unit can connect to the existing utilities.

Development Standard	Zoning District				
	RD1	RD2	RD4.5	RD4.5A	RD8
Front setback	25 feet	25 feet	25 feet	25 feet	20 feet
Rear setback	25 feet	25 feet	10 feet	10 feet	15 feet
Interior side setback	10 feet	10 feet	10 feet	10 feet	10 feet
Street side setback	15 feet	15 feet	15 feet	15 feet	10 feet
Lot Coverage	25%	25%	60%	60%	60%
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet



Who do I contact for more information?

If you have additional questions, please contact the Planning Division at (909) 591-9812. Before beginning construction, you will still need to obtain building permits and pay all appropriate fees. Because the fees could be substantially higher than anticipated, it is highly recommended that you contact the following departments and/or agencies prior to submitting for a building permit to determine all of the necessary plans/materials and fees:

- ◆ Building Division at (909) 334-3251
- ◆ Public Works Department at (909) 334-3265
- ◆ Chino Valley Unified School District at (909) 628-1201
- ◆ Chino Valley Independent Fire District at (909) 902-5260