



## *City of Calimesa Planning Department*

### **Second Dwelling Unit Requirements** (Application attached)

#### **12.3.05 (I) Second Dwelling Unit Standards.**

1. No more than one (1) second dwelling unit shall be permitted on any parcel or lot.
2. Second dwelling units shall be permitted pursuant to Government Code Section 65852 and this Section.
3. A second dwelling unit may only be permitted on a residential lot on which there is already built one (1) single-family detached dwelling unit (main unit). The lot must be 7,200 square feet or greater in area and may not be part of a Planned Residential Development (PRD).
4. A second dwelling unit that conforms to this section shall be deemed to be in compliance with the General Plan.
5. The second dwelling unit may be rented, but shall not be sold separately from the primary residence on the parcel or lot.
6. Either the second dwelling unit or the main residence shall be occupied by the owner of the property.
7. A second dwelling unit may not be permitted on residential lots already having two (2) or more dwelling units.
8. The parcel upon which the second dwelling unit is to be established shall conform to all standards of the land use district in which it is located.
9. The second dwelling unit shall be subject to the same minimum required front, side and rear yard setbacks as the main dwelling on the parcel.
10. Any increase in the floor area of an attached second dwelling unit shall not exceed thirty percent (30%) of the existing living area of the main dwelling unit.
11. The total area of floor space for a detached second dwelling unit shall not exceed 1,200 square feet.
12. The second dwelling unit shall be architecturally compatible with the main dwelling.
13. The second unit shall be one story. The second unit may be located over an attached or detached garage only when the main dwelling is two (2) stories in height and

provided that the height of the second dwelling unit does not exceed the height of the main dwelling unit.

14. The second dwelling unit shall be provided with one covered parking space per unit or per bedroom within the second dwelling unit, whichever is greater. No variance or minor exception may be filed for allowing parking within the required front or side yard setbacks.
15. The second dwelling unit may be metered separately from the main dwelling for gas, electricity and water/sewer services.
16. Any second dwelling unit placed more than 150 feet from a public right-of-way shall be required to provide all-weather access for emergency vehicles.
17. Prior to the issuance of a building permit, the owner of the lot or parcel upon which the second dwelling unit is proposed to be constructed shall record a covenant with the County Recorder's office, on a form approved by the City Attorney, which shall place future buyers on notice that the maximum size of the dwelling unit is as set forth in Sections 12.3.05 (l) (10) and (11), that either the main dwelling or second dwelling unit must be occupied by the owner(s) as their principal residence, that not less than one off-street parking space shall be provided per unit or per bedroom (whichever is greater) of the second dwelling unit, that the second dwelling unit may not be sold separately from the main dwelling, and that such restrictions shall run with the land and be binding upon all future owners. A copy of the covenant shall also be filed with the City's Planning Department.
18. The applicant for a second dwelling unit shall be the owner of the property upon which the second dwelling unit is proposed to be located.
19. This Section shall not validate any existing illegal second dwelling unit. An application to convert an illegal second unit to a conforming legal second unit shall be made pursuant to the provisions of this Section, and such application shall be subject to the standards and requirements set forth in this Section.



---

*City of Calimesa Planning Department*

**Second Dwelling Unit  
Application**

File Number \_\_\_\_\_

Owners Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Alternate \_\_\_\_\_

Representative \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Alternate \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s) \_\_\_\_\_

General Location \_\_\_\_\_

Street Address \_\_\_\_\_

Lot Dimensions/ Acreage \_\_\_\_\_

Note: If there is more than one person involved in the ownership of the property that this application is prepared for, a separate page must be attached to this application in which lists the names and address of all persons having an interest in the ownership of the property.

**GIVE A DESCRIPTION/EXPLANATION OF THE PROPOSED PROJECT:**

---

---

---

---

---

---

---

---

\_\_\_\_\_  
Signature of Applicant

**I HEREBY CERTIFY**, under the penalty of perjury, that I am the owner of the property for which this application is made, and in that capacity, have given authority to the above applicant to act on my behalf.

Dated at \_\_\_\_\_ California on \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner

\*\*\*\*\* FOR CITY USE ONLY \*\*\*\*\*

Stamp Rec'd

Amount Received \_\_\_\_\_

- Cash
- Credit, Last 4-digits: \_\_\_\_\_ MC/Visa
- Check; number: \_\_\_\_\_

Receipt Number \_\_\_\_\_

Initials \_\_\_\_\_