



CITY OF DELANO

Community Development Department
1005 Eleventh Avenue
P.O. Box 3010

Delano, California 93216
Phone: (661) 721-3340 Fax: (661) 721-3298

APPLICATION FOR SECOND DWELLING UNIT

Present Use of Property: _____

Proposed Use of Property (explain fully): _____

Submittal Requirements:

- ☐ Application to be filled out completely with answers to each question.
- ☐ Signatures of the applicant (or legal agent) and property owner.
- ☐ Two copies of a site plan depicting the proposed project. Preferred scale of the drawing is 1 inch equals 20 feet, with a minimum size of 8 ½ by 11 inches. The site plan shall include:
 - 1) Lot lines and dimensions;
 - 2) Existing and proposed uses and structures and dimensions of same;
 - 3) All yard setbacks from existing and proposed structures;
 - 4) All on-site parking, with location, number, and dimensions of spaces, points of entry and exit;
 - 5) Location, height and material of existing and/or proposed fences and walls;

Section 20.11.200

- A. It is the intent of the City that second dwelling units located in residential districts do not adversely impact adjacent residential parcels or the surrounding neighborhood.
- B. Living Area means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.
- C. Second Units means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit also includes the following:
 - ☐ An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
 - ☐ A manufactured home, as defined in Section 18007 of the Health and Safety Code.

D. Development Standards; the following standards shall apply to all second units:

- ☐ The lot shall be zoned either "R-A" or "R-1";
- ☐ The lot must contain a primary dwelling unit either existing or proposed to be constructed concurrent with the second unit;
- ☐ The maximum allowable lot coverage shall not be exceeded;
- ☐ The maximum building height for a second dwelling unit shall be one (1) story, not to exceed eighteen (18) feet. No second unit shall be higher than the main dwelling on the same parcel;
- ☐ The second unit shall be subject to the minimum required front, side, and rear yard setbacks of the zone district in which the property is located;
- ☐ The second unit may be attached or detached to the primary residence, but shall be architecturally compatible with the main dwelling and the surrounding neighborhood;
- ☐ A second unit shall have adequate water supply and sewer service;
- ☐ The entrance to an attached second unit shall be separate from the entrance to the primary unit; and
- ☐ Second units shall be subject to all development fees including, but not limited to, public facilities impact fees, park fees and assessment districts, where so permitted;
- ☐ The floor area of the second unit shall not exceed fifty percent (50%) of the floor area of the primary single family residence on the property;
- ☐ One off-street parking space shall be provided for the second unit in compliance with the provisions of Chapter 13 (Parking Regulations) of City's Zoning Ordinance;

APPLICANT'S SIGNATURE AND DATE INDICATES COMPLETION AND INCORPORATION OF THE ABOVE MENTIONED ITEMS INTO THIS SIGN PERMIT APPLICATION.

I certify that I am the record owner or authorized agent and that the information filed is true and correct to the best of my knowledge.

Applicant or Legal Agent

Date

Property Owner

Date

Processing: Upon submittal of a complete application, staff will process in accordance with City Ordinance. Applicant is required to obtain approved building permits and pay required fees prior to construction of second dwelling unit.