

Second Unit Ordinance Revisions Summary Table

Standards	Base Second Unit Requirements	Proposed Options		
		Option 1 Affordable Unit ¹	Option 2 Transit-Oriented Unit ²	Option 3 Transit-Oriented Affordable Unit ³
Minimum Lot Requirement ⁴	7,500 sf	5,000 sf	5,000 sf	4,000 sf
Maximum Size	600 sf	600 sf	600 sf	600 sf
Minimum Size	350 sf (Proposed: No minimum, must meet CBC)	No minimum (Must meet CBC)	No minimum (Must meet CBC)	No minimum (Must meet CBC)
Required Parking for the Second Unit	1 independent space	1 tandem space	No additional parking	No additional parking
Monthly Transit Pass Requirement	None	None	Yes	Yes
Maximum Height (Detached Units)	Multiple stories (Proposed: One story, 15' max.)	One story, 15' max.	One story, 15' max.	One story, 15' max.
Short Term Rental Permitted?	Unregulated (Proposed: Not permitted)	No	No	No

¹ Affordable Units are Deed Restricted to rents at the Low Income (50% - 80% of Average Median Income) level or greater affordability

² Transit Oriented Units require locations within 1/4 mile of a major bus transit corridor with 20 minute headways and weekend service (Lines 51A, Transbay O).

³ Units that meet both affordable and transit oriented unit criteria

⁴ Lots within a Planned Development zoning are excluded

CBC = California Building Code

Black text = existing ordinance provisions

Red text = proposed ordinance amendments