However the second unit will be assessed a sewer connection fee of one EDU as part of the Building Permit for the second unit.

Parcel Subdivision

If a parcel, which contains a primary and secondary unit, is subsequently subdivided (creating two separate lots with single family residences on each resulting lot) then the developer/owner who is subdividing the property must provide separate water and wastewater service supplies to each parcel/ residence , as a result additional fees may be assessed.

For further information regarding water/wastewater fees, please contact the Environmental Utilities Department @ 774-5770.

Parks and Recreation

If a second dwelling unit is constructed on an existing signle family lot, the second dwelling unit shall be considered a "multi-family" unit park mitigation rate will be consistent wit the fees established for the property /plan area.

When the primary residence and a second dwelling unit are constructed concurrently , the development mitigation fees shall be calculated for the primary residence at a "single family" unit rate and for the second dwelling unit at a "multifamily" unit rate. Development mitigation fees for both units will be consistent with the fees established for the property/ plan area.

The "single-family" and "multi-family" unit fees vary based upon where development is occurring within the city. This interpretation applies to both the City Wide and Neighborhood Park Fees.

Engineering Traffic Mitigation

Construction of a second dwelling unit on an existing single family lot shall be considered a "multi-family" unit and charged development mitigation fees at the "multi-family" unit rate.

In situations where both the primary and second dwelling units are constructed concurrently, the development mitigation fees shall be calculated for the primary dwelling unit at the "single family" unit rate and the second dwelling unit at the "multi-family" unit rate.

For further information regarding Traffic Mitigation fees, please contact the Engineering Division @ 916-774-5339.

You are strongly encouraged to contact each of the departments listed below to learn of their requirements and fees that may be due at the time of Building Permit issuance. You may also contact Laura Conti in Community Development for a fee estimate @774-5284.

Fire Department.....(916)774-5805

Roseville Electric.....(916)774-5606

Building Division.....(916)774-5332

Engineering Division.....(916)746-1300

Parks and Recreation.....(916)774-5242

Environmental Utilities.....(916) 774-5770

School District Fees:

School District fees are paid directly to the Districts in which the property is located.

311 Vernon Street
Roseville, California 95678
www.roseville.ca.us

Second Dwelling Units

Community Development Department

City of Roseville

Community Development Department

Phone: 916-774-5334

Email: communitydevelopment@roseville.ca.us

CITY OF ROSEVILLE CALIFORNIA

Second Dwelling Units

Second Dwelling Unit is defined as a residential unit constructed/developed on a single family residential parcel that is less than 1200 square feet in size with a permanent cooking facility (as defined by Government Code 65852.2 and RMC 19.60). The intent of this brochure is to provide basic information regarding the process and how development fees are calculated fo this type of residence.

Requests for Second Dwelling units are reviewed for compliance with the city's Second Dwelling Unit standards. Second Dwelling Units are considered permitted residential uses and must comply with the standards identified in the City's Zoning Ordinance Section 19.60.040. To begin the process for a second dwelling unity, a second dwelling unity clearance form will need to be completed and submitted to the Planning and Redevelopment department. These forms are available on the Planning's webpage @www.roseville.ca.us under Planning Department permits.

Second Dwelling Unit Standards

- The second dwelling unit shall comply with the development standards of that zone district.
- The second dwelling floor area can not exceed 30%of the existing dwelling (if attached), or 1200 square feet (if detached)
- The appearance of the second dwelling unit must be compatible with the existing neighborhood and subordinate to the primary residence.

A minimum of one off street parking space must be provided for the second dwelling unit in addition to parking required for the existing residence. Additional parking may be required if the second dwelling unit. Contains more than one bedroom. The parking requirements may be met by providing one required parking space within the twenty foot front yard setback, and may be located in tandem with other on site parking. In accordance with City of Roseville Municipal Code Section 11.20.040, vehicles are prohibited from parking in alleys.

If the second dwelling will be detached from the primary residence, a minimum of ten feet must be provided between the primary dwelling and the detached second dwelling.
The second dwelling must include permanent provisions for independent living, sleeping, eating cooking and sanitation within the unit.
Following receipt of the clearance authorization form from the planning department, a request for a Second Dwelling Unit Building Permit can be submitted to the Building Department. Building Permits for new construction are reviewed by several City Departments to determine conformance with the Zoning Ordinance. Construction and Improvement Standards, and Building Code requirements. The time frame for processing a Building permit request depends upon the number of other similar permits being processed.
For more information on the Planning approval process and the Building Permit Process, please visit our Permit Center.

Fee Information

Environmental Utilities

Water Service

A developer/owner may utilize the eisting water service supply to serve a second unit if the existing service meets minimum plumbing code requirements as determined by the City's Building Division. The developer/owner is responsible for demonstrating that the existing service supply can serve both the existing and proposed second unit by providing a water distribution design as part of the Building Permit application for the proposed unit. There will be no connection fees assessed if the Building Division determines that the existing service supply is of adequate size to serve both units.

A separate water service connection may also be installed to provide service to the second unit. If a separate water service supply is installed the developer/owner will be required to pay a connection fee as part of the Building Permit for the second unit based on the size of the new service.

Wastewater Service (Sewer)

A developer/owner may utilize the existing sewer service to serve a second unit if the service meets minimum plumbing code requirements as determined by the City's Building Division. The developer/ owner is responsible for demonstrating that the existing service can serve both the existing and proposed second units by providing a sanitary drainage design as part of the Building Permit application for the proposed second unit.
If the Building Division determines that the existing service is adequate to serve both units, then no additional improvements are required.