



CITY OF LAKEPORT
Community Development Department

225 PARK STREET
LAKEPORT, CALIFORNIA 95453

TELEPHONE 707.263.5615 x20
FAX 707.263.8584
E-MAIL kingram@cityoflakeport.com

Secondary Accessory Residential Units

Lakeport Municipal Code Section 17.28.010 CC.
Revised via Ordinance No. 887 (2013)

CC. Secondary Accessory Residential Units.

1. Only one secondary accessory residential unit shall be permitted on any one parcel.
2. Secondary accessory residential units shall contain separate kitchen and bathroom facilities and shall have a separate entrance from the main dwelling.
3. The total floor area of the secondary accessory residential unit shall be not less than three hundred square feet and shall not exceed sixty percent of the square footage of the existing single-family house.
4. The primary and secondary accessory residential unit shall remain under single ownership.
5. The secondary accessory residential unit shall not be constructed unless there is an existing single-family dwelling located on the site.
6. The secondary accessory residential unit may be either attached to the existing dwelling or detached from the existing dwelling and must be located on the same lot.
7. The secondary accessory residential unit should be constructed or sited on the parcel to the rear or side of the existing single-family dwelling so that it is clearly secondary or incidental to the primary single-family residential unit.
8. The architectural style and construction materials used in the secondary accessory residential unit shall generally conform to those existing on the primary residential unit in terms of building height, roof style, roof materials, siding, windows, doors, siding and trim colors, and other architectural details.

9. Secondary accessory residential units shall be provided with one covered off-street parking space, which shall be in addition to the covered parking required for the existing single-family dwelling. New covered parking shall be provided for the secondary accessory residential unit if there is no covered parking for the existing dwelling.
10. The minimum lot size for a parcel that contains a primary and secondary accessory residential unit shall be seven thousand five hundred square feet.
 - a. A secondary accessory residential unit may be approved by the planning commission (use permit) and constructed on an existing parcel with less than seven thousand five hundred square feet if the unit meets the following criteria:
 - i. The provision of exceptional architectural design, including a high level of architectural compatibility with the existing single-family dwelling; or
 - ii. Off-street parking is provided in excess of the combined minimum requirements for both the primary and secondary accessory dwellings; or
 - iii. New right-of-way improvements (including, but not limited to, curb, gutter, and sidewalk) are installed along the street frontage(s) of the subject property; or
 - iv. The property owner enters into a written agreement with the city stipulating that the secondary accessory residential unit shall be rented to low income, very low income or extremely low income tenants with maximum income levels established for Lake County by the state of California. The rental affordability agreement shall be in effect for a minimum of five years and shall be binding on all owners or persons having or acquiring any right, title, or interest in the property subject to the agreement. Longer rental affordability agreements are encouraged.
11. Sewer expansion fees shall be collected in conjunction with the construction/development of all new secondary accessory residential units as required by city of Lakeport municipal sewer district (CLMSD south or CLMSD north). Water expansion fees shall be collected if a new water meter is installed for the new secondary accessory residential unit or if an existing water meter is upsized.
12. A separate address for the secondary accessory residential unit shall be assigned by the city of Lakeport.