

kitchen facilities.

3. Tenancy. Tenancy of an SRO shall be a minimum of thirty (30) days.
4. Occupancy. An SRO unit shall accommodate a maximum of two (2) persons.
5. Parking shall be provided for an SRO facility at a rate of one (1) parking space per unit.
6. The SRO facility shall be compliant with all site development standards of the County Code, and all permits and mitigation fees that would otherwise be applicable to Multiple-Family Residential Dwelling construction including but not limited to adherence to all applicable Building Codes and provisions for providing adequate water and sewage disposal.
7. An Operational Management Plan shall be submitted with the application for an SRO facility. The management plan must address management and operation of the facility, rental procedures, safety and security of the residents and building maintenance. An onsite twenty-four (24)-hour manager is required in every SRO project. In addition a single manager's unit shall be provided which shall be designed as a complete residential unit. (Ord. 2366. (08/13/2013); Ord. 2533. (12/05/2023))

Section 12.03.180 Residential Guest Quarters

A. Purpose. The purpose of this Section is to provide for the establishment of a residential guest quarters as an accessory use subject to specified standards.

B. Definitions.

1. Residential Guest Quarters - A residential structure intended for sleeping purposes for members of a family occupying the primary residence on the subject property and their non-paying guests.

C. Standards. Guest quarters are allowed subject to zoning compliance and building permit issuance, if required, provided that:

1. The maximum floor area of the guest quarters is 500 square feet unless the Zoning Administrator approves a Use Permit providing for a larger structure;
2. The guest quarters shall not contain a kitchen;
3. Allowable plumbing shall be limited to that required for a single bathroom and one

(1) wet bar (defined as a single sink and faucet);

4. All utilities serving the guest quarters shall be common to and dependent on the primary residence, including, but not limited to, electrical meters, natural gas and propane connections and water.

Section 12.03.190 Accessory and Second Dwelling Units

Accessory and junior accessory dwelling units provide an important source of affordable housing. By promoting the development of accessory, junior accessory, and second dwelling units, the County may ease a rental-housing deficit, maximize limited land resources and existing infrastructure and assist low and moderate-income homeowners with supplemental income. Accessory, junior accessory, and second dwelling units can increase the property tax base and contribute to the local affordable housing stock. An accessory dwelling unit or junior accessory dwelling unit that conforms to the requirements of this Section shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use consistent with the existing general plan and zoning designations for the property on which is it allowed consistent with State Accessory Unit Legislation.

Section 12.03.191 Accessory and Junior Accessory Dwelling Units

- A. Purpose. To maintain the social fabric of families and to improve affordable housing opportunities for the County’s workforce, family members, students, senior citizens, in-home health providers, the disabled, and others at below-market prices in existing neighborhoods in the County of Nevada.
- B. Definitions: “Accessory dwelling unit” and “junior accessory dwelling unit” have the same meanings as defined in the California Government Code.
- C. Standards. An accessory dwelling unit or junior accessory dwelling unit shall be ministerially permitted, regardless of minimum parcel size and zoning densities, on all parcels where residential uses are permitted by- right or by conditional use, subject to zoning compliance and building permit issuance and the following standards:
 1. Accessory dwelling units may be a conventionally on-site constructed attached or detached structure, a manufactured home or a converted area within a legally existing residential unit or accessory structure provided that building permits are obtained, and the following size limitations are satisfied:
 - a. The accessory dwelling unit shall not exceed the following size limitations, as measured from the interior walls:

than sixteen (16') feet; and

- b. An ADU created pursuant to Cal. Gov't Code § 65852.2(1)(D) shall have a height of no more than sixteen (16') feet and four-foot (4') rear yard and side setbacks.

Section 12.03.192 Second Dwelling Units-Consistent with Allowed Density

A. Purpose. To allow for second dwelling units on parcels with available density without limiting the size of the unit.

B. Standards. A second dwelling unit, not including Accessory Dwelling Units or Junior Accessory Dwelling Units, consistent with allowed density, shall be permitted, regardless of minimum parcel size and zoning densities, on all parcels within the RA, the R1, the R2, the AE, the AG, the FR, and the TPZ zoning districts, where the property is at least twice the minimum lot size, subject to an Administrative Development Permit pursuant to Section governing Development Permits, but not subject to design review, provided the following standards are satisfied:

1. The second unit shall comply with zoning density established for the parcel on which the second unit is located.
2. No more than one (1) second dwelling unit may be allowed on any one (1) parcel pursuant to this section.
3. The unit must comply with all applicable standards of the Nevada County Codes, including all water supply and sewage disposal requirements, as administered by the Department of Environmental Health.
4. The unit shall comply with all conditions, including payment of any mitigation fees, which are imposed upon the issuance of any permit authorizing it.
5. Compliance is required with all local Fire Safety Regulations, including Wildland Fire Hazards, and Fire Safety Regulations and Road Standards, certified as equaling or exceeding the California Fire Safe Regulations pursuant to Cal. Pub. Res. Code § 4290.

Section 12.03.193 Second Dwelling Units-Consistent with Government Code Section 65852.21

A. Within the R1 zoning districts a second primary dwelling unit consistent with Cal. Gov't Code § 65852.21 shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements: