

ORDINANCE NO.

AN ORDINANCE AMENDING MOUNTAIN VIEW CITY CODE  
SECTIONS 36.12.60 THROUGH 36.12.85, 36.06.50, 36.10.05, 36.32.50,  
36.60.05, 36.60.09, AND 36.60.23 TO ACHIEVE CONSISTENCY WITH  
CALIFORNIA SENATE BILL 1069, ASSEMBLY BILL 2406, AND  
ASSEMBLY BILL 2299 PERTAINING TO THE CONSTRUCTION  
OF ACCESSORY DWELLING UNITS

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY  
ORDAIN AS FOLLOWS:

Section 1. Council Findings. The City Council finds and determines the following Zoning Text Amendment is consistent with the General Plan of the City of Mountain View based upon the following findings made pursuant to Section 36.52.60 of the City Code:

a. The Zoning Text Amendments are consistent with the General Plan because they: (1) encourage residential developments serving a broad range of diverse households and incomes per Policy LUD 3.5; (2) align with Housing Element Goal No. 4 to review and identify development standards that constrain the development of housing production; and (3) implement Housing Element Program No. 4.3 to evaluate the options, benefits, and impacts of modifying the Mountain View City Code to remove constraints that may limit the construction of second units; and

b. The Zoning Text Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the proposed amendments in the development standards are minor and will provide public benefit by facilitating diverse housing production; and

c. The Zoning Text Amendments are internally consistent with Chapter 36 of the Mountain View City Code; and

d. The Zoning Text Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because the proposed amendment is categorically exempt under the CEQA pursuant to Section 15282(h) ("Other Statutory Exemptions: Second Units") of the CEQA Guidelines; and

e. The following Zoning Text Amendment is in conformity with the procedures set forth in Chapter 36, Article XVI, Division 13, Sections 36.52.35 through 36.52.60 of the Mountain View City Code.

Section 2. Sections 36.12.60 through 36.12.80 of the Mountain View City Code are hereby amended as follows:

**“SEC. 36.12.60. - Accessory dwelling units.**

Where allowed by Section 36.10.05 (Land Uses and Permit Requirements by Residential Zone), this section establishes standards for ~~companion units~~ accessory dwelling units, also known as secondary dwelling units or companion units.

**SEC. 36.12.65. - Legislative findings.**

~~In compliance with Government Code § 65852.2(a)(4), the city finds that companion units are consistent with the allowable density and with the general plan and zoning designation provided the units are located on properties in the R1 zoning district. In compliance with Senate Bill 1069 enacted in 2016 which amended Government Code §§ 65582.1, 65583.1, 65589.4, 65852.150, 65852.2, and 66412.2, the city finds that accessory dwelling units are consistent with the allowable density and with the general plan and zoning designation provided the units are located on properties in the R1 zoning district.~~

**SEC. 36.12.70. - Development standards.**

~~A companion unit~~ An accessory dwelling unit may be allowed on a lot occupied with a single-family dwelling unit in the R1 zoning district in addition to a primary dwelling, subject to the following requirements:

- a. **Primary dwelling required.** The site shall be developed with one (1) detached single-family dwelling;
- b. ~~Companion~~ **Accessory dwelling unit appearance.** The design of the unit shall conform in general to the design of the primary dwelling; and
- c. **Site layout and design standards.** The location and design of ~~a companion~~ an accessory dwelling unit shall comply with the following requirements:

**COMPANION ACCESSORY DWELLING UNIT REQUIREMENTS**

<b>Minimum lot area</b>	No minimum <del>lot size requirement</del> .	
<b>Gross floor area</b>	<u>Minimum: 150 square feet of habitable floor area.</u> Maximum: 700 sq. ft. of habitable floor area, and 200 sq. ft. for a garage, maximum, provided the total floor area for the lot does not exceed the maximums in Sec. 36.10.25.	
<b>Location of unit</b>	<b>Attached to a principal structure</b>	Basement, ground level or above the garage with no internal access to the primary dwelling.
	<b>Detached unit</b>	Rear half of lot.
	<b>Above a detached garage</b>	Rear half of lot.
<b>Site coverage, detached rear-yard units</b>	30% of the rear yard, maximum, including any other accessory structures, and projections of the primary dwelling.	
<b>Setbacks</b>	<b>Side</b>	1-story detached structure: 5 ft. minimum, 12 ft. total.
		1-story attached ( <u>including</u> basement): comply with required setbacks of the <del>main house</del> <u>primary dwelling unit</u> . See Sec. 36.10.25.
		2-story over attached or detached garage: <u>Comply with required 2-story setbacks of the primary dwelling unit</u> . See Sec. 36.10.25. <del>for second-story setbacks.</del>
	<u>Conversion of an existing (legal conforming) accessory structure into an accessory dwelling unit shall meet the minimum setbacks required for fire safety.</u>	
	<b>Rear</b>	1-story detached: 10 ft. minimum.
		1-story attached ( <u>including</u> basement): comply with required setbacks of the <del>main house</del> <u>primary dwelling unit</u> . See Sec. 36.10.25.
>2-story over attached or detached garage: <u>Comply with required 2-story setbacks of the primary dwelling unit</u> . See Sec. 36.10.25. <del>for second-story setbacks.</del>		

		<u>Conversion of an existing (legal conforming) accessory structure into an accessory dwelling unit shall meet the minimum setbacks required for fire safety.</u>
	<b>Interior</b>	10 ft. minimum, from primary dwelling or other structure, if detached.
<b>Height limit</b>	1-story detached:	16 ft. maximum building height and 9 ft. at top of wall plate.
	1-story attached:	See Sec. 36.10.25 for height limits for principal structures.
	2-story (over garage):	28 ft. maximum building height and 22 ft. at top of wall plate.
<b>Parking</b>	<b>Required Spaces</b>	1 space per unit (covered or uncovered), <u>which can be provided as tandem parking in an existing driveway. No additional parking is required if the accessory dwelling unit meets provision of Sec 36.12.75.</u>
	<b>Shared Parking</b>	A driveway, garage or carport may be shared with the primary dwelling unit if the accessory dwelling unit has direct, unobstructed (or shared) access to the parking space(s).
	<u><b>Conversion of an Existing Garage or a Carport into an Accessory Dwelling Unit</b></u>	<u>The replacement parking spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces or tandem spaces, or by the use of mechanical automobile parking lifts.</u>

**SEC. 36.12.75. - Parking exceptions.**

No parking space is required for Accessory Dwelling Units if any of the following conditions are met:

- a. The unit is located within one-half mile of public transit.
- b. The unit is located within an architecturally and historically significant historic district.
- c. The unit is part of the existing primary dwelling unit or an existing accessory structure.

- d. On-street parking permits are required but not offered to the occupant of the Accessory Dwelling Unit.
- e. There is a car share vehicle parking space located within one (1) block of the Accessory Dwelling Unit.

**SEC. 36.12.80. - Junior Accessory Dwelling Units (JADU).**

Where allowed by Sec. 36.10.05 (Land Uses and Permit Requirements by Residential Zone), this section establishes standards for junior accessory dwelling units.

**SEC. 36.12.85. - Development standards.**

A junior accessory dwelling unit may be allowed on a lot occupied with a single-family dwelling unit in the R1 zoning district in addition to a primary dwelling, subject to the following requirements:

- a. **Primary dwelling required.** The site shall be developed with one (1) detached single-family dwelling;
- b. **Owner occupancy.** The legal property owner shall occupy of one of the two units unless the owner is another governmental agency, land trust or housing organization.
- c. **Deed restriction.** A deed restriction, which shall run with the land, shall be filed and recorded with the county for each JADU prior to the issuance of a building permit and shall include the following:
  - 1. A prohibition on the sale of the ADU separate from the sale of the principal residence, including a statement that the deed restriction may be enforced against future purchasers.
  - 2. Occupancy restrictions and requirements, as specified in Sec. 36.12.80.(b).
  - 3. A restriction on the size and attributes of the JADU that conforms with Sec. 36.12.80.

d. **Kitchen requirement.** Junior accessory dwelling unit shall include an efficiency kitchen, which shall include all of the following:

1. A sink with a maximum waste line diameter of 1.5 inches.
2. A cooking facility with appliances that do not require electrical service greater than 120 volts, or natural or propane gas.
3. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

e. **Unit appearance.** The design of the unit shall conform in general to the design of the primary dwelling; and

f. **Site layout and design standards.** The location and design of a junior accessory dwelling unit shall comply with the following requirements:

**JUNIOR ACCESSORY DWELLING UNIT REQUIREMENTS**

<b><u>Gross floor area</u></b>	<u>Minimum: 150 square feet. Maximum: 500 square feet, accounted in total FAR allowed on the lot.</u>	
<b><u>Location of unit</u></b>	<u>Entirely within the existing primary dwelling unit on the lot</u>	
<b><u>Setbacks</u></b>	<u>Side</u>	<u>Comply with required setbacks of the primary dwelling unit. See Sec. 36.10.25.</u>
	<u>Rear</u>	<u>Comply with required setbacks of the primary dwelling unit. See Sec. 36.10.25.</u>
<b><u>Height limit</u></b>	<u>Comply with height limits for principal structures. See Sec. 36.10.25</u>	
<b><u>Parking</u></b>	<u>No additional parking requirement."</u>	

Section 3. Section 36.06.50 of the Mountain View City Code is hereby amended as follows:

**"SEC. 36.06.50. - Exemptions from zoning permit requirements.**

The zoning permit requirements of this chapter do not apply to the following activities, land uses and structures, which are permitted in all zoning districts.

a. **Accessory structures with less than one hundred twenty (120) square feet in floor area.** One-story detached structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet, and the structure is not required to have building or grading permits by Chapter 8 (Buildings) of the City Code. However, the floor area shall count toward the allowed floor area for the parcel and the structure(s) shall comply with Sec. 36.12.35.

b. **Decks, paths and driveways.** Decks, platforms, on-site paths and driveways that are not required to have building or grading permits by Chapter 8 (Buildings) of the City Code, and are not over eighteen (18) inches above natural grade and not over any basement or story below.

c. **Fences – R1 and R2 zoning districts.** The following types of fences in the R1 and R2 zoning districts are exempt from zoning permit requirements. Allowed fence heights and locations are illustrated in Figure 36.06-1 (Fence and Wall Standards).

1. **Interior lots.** Fences up to three (3) feet in height when located within the required front yard, or up to six (6) feet in height located on rear or side property lines outside the required front yard, and entry features over front yard gates (e.g., open-latticed arbors and trellises) not exceeding eight (8) feet in height, three (3) feet in depth or five (5) feet in width, when located within the required front yard.

2. **Corner lots.**

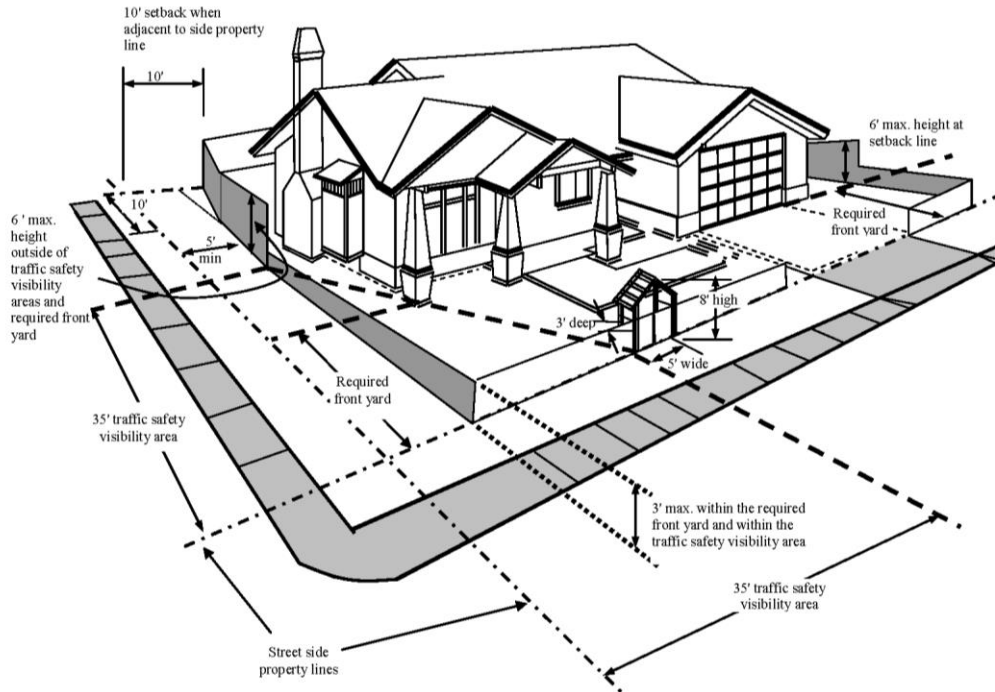
(a) Fences up to three (3) feet in height within the required front yard and traffic safety visibility areas—front and side (or rear). The front traffic safety visibility area is formed by measuring thirty five (35) feet from the intersection of the street side property line and the front property line of the corner parcel, along both property lines, and then connecting the two (2) points across the corner of the lot;

(b) Entry features over front yard gates (e.g., open-latticed arbors and trellises), not exceeding eight (8) feet in height, three (3) feet in depth or five (5) feet in width, when located within the required front yard but outside the traffic safety visibility areas; and

(c) Fences up to six (6) feet in height located on rear and side property lines outside the required front yard and traffic safety visibility areas, and at least five (5) feet from the street side property line. Further, fences over three (3) feet in height adjacent to the side street property line shall be set back where the side street fence approaches an adjacent lot's front yard in order to create a side (or rear) triangular traffic safety visibility area for the adjacent lot at the side (or rear) of the corner parcel. This triangle is formed by measuring ten (10) feet from the intersection of the street side property line of the corner parcel and the side property line of the adjacent parcel, along

both property lines, and then connecting the two (2) points across the corner parcel. See Figure 36.06-1.

**Figure 36.06-1**  
**FENCE AND WALL STANDARDS**  
**(For Reference Only)**



d. **Governmental activities.** Activities of the city, state or an agency of the state, or the federal government on land owned or leased by a governmental agency.

e. **Irrigation.** The installation of irrigation lines.

f. **Interior remodeling.** Interior alterations that do not result in an increase in the gross floor area within the structure, or a change in the permitted use of the structure.

g. **Repairs and maintenance.** Ordinary repairs and maintenance, if the work does not result in any change in the approved land use of the site or structure, or the addition to, enlargement or expansion of the structure, and if any exterior repairs employ the same materials and design as the original.

h. **Retaining walls.** Retaining walls (retaining earth only) that result in grade changes of eighteen (18) inches or less and are not required by Chapter 8 of the City Code to have a grading permit.



i. **School facilities.** Public school facilities, in compliance with Government Code § 53091, et seq., except where a site is proposed to be occupied exclusively by nonclassroom facilities.

j. **Single- and two-family dwellings.** The construction of four (4) or fewer single-family dwellings or two (2) duplexes and the remodeling of single-family or duplexes in the R1 and R2 zoning districts, provided that the proposed development is in compliance with all applicable provisions of this chapter, except as provided in Sec. 36.10.30 (Development Review Required, R1 Zone), 36.10.55 (Development Review Required, R2 Zone) and 36.10.80 (Development Review Required, R3 Zone).

k. **Solar collectors.** The addition of solar collection systems to the roofs of existing structures, provided that the collectors are located on ground level and screened from ground level public view or, if roof-mounted, are mounted at approximately the same angle as the roof. Solar collectors must comply with the height limitations of the zoning district in which they are located.

l. **Spas, hot tubs and fish ponds.** Spas, hot tubs, ponds, etc., that do not exceed one hundred twenty (120) square feet in total surface area, including related equipment, contain more than two thousand (2,000) gallons of water, or exceed three (3) feet in depth.

m. **Utilities.** The erection, construction, alteration or maintenance by a public utility, public agency or private company determined by the city to fulfill a public function of underground or overhead utilities (i.e., water, gas, electric, telecommunication, supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc.), but not including occupiable or storage structures, shall be permitted in any zoning district, provided that the route of any electrical transmission line(s) having the potential of fifty thousand (50,000) volts or more shall be subject to council review and approval prior to acquisition of rights-of-way.

n. **Antenna, communication facilities.** Communication facilities and antenna, as defined in Sec. 36.60.03, are allowed in all zoning districts subject to a development review permit (Sec. 36.44.45) and shall comply with the development standards for the applicable district, except that they are prohibited on any R1 or R2 zoned property used primarily for a single-family residence. This section shall apply to any facility proposed within a city zoning district, including the city's rights-of-way. All of the aspects enumerated in Government Code §65850.6(b) (which include, but are not limited to, aesthetics, design, height, location, bulk and size) will be considered given the facts and circumstances of each proposed facility and its compatibility with the neighborhood and adjacent uses.

o. Accessory dwelling units. Development of an accessory dwelling unit, as defined in Sec. 36.60.05, requires review for compliance with this Sec. 36.12.60 prior to submittal of a building permit for the creation of an accessory dwelling unit. All applications for accessory dwelling units that meet and comply with all applicable provisions of this chapter shall be approved without discretionary review or a hearing within one-hundred twenty (120) days after receipt of a substantially complete building permit application. The application shall be denied if the proposed accessory dwelling unit does not comply with all applicable requirements of this Chapter or it may be conditionally approved subject to conditions that will bring the proposed secondary dwelling unit into compliance with this Chapter.

Conversion of an accessory structure/garage or other living space to an accessory dwelling unit shall meet all adopted building codes for residential occupancy. Such conversions shall also require a ministerial review or a hearing within one hundred twenty (120) days after receipt of a substantially complete application."

Section 4. Section 36.10.05 of the Mountain View City Code is hereby amended as follows:

**"SEC. 36.10.05. - Residential zone land uses and permit requirements.**

The uses of land allowed by this chapter in each residential zoning district are identified in the following tables as being:

- a. Permitted subject to compliance with all applicable provisions of this chapter, including development review where required and parking requirements, and subject to obtaining any building permit or other permit required by the City Code ("P" uses on the tables).
- b. Allowed subject to approval of a conditional use permit ("CUP") (Sec. 36.48).
- c. Allowed subject to approval of a temporary use permit ("TUP") (Sec. 36.46).
- d. Allowed subject to approval of a planned unit development permit ("PUD") (Sec. 36.46.70).
- e. Allowed subject to approval of a mobile home park permit ("MHPP") (Sec. 36.48.35).

Land uses that are not listed on the table for a particular zoning district are not allowed in that district, except where otherwise provided by Sec. 36.06.40 (Determination of Allowable Land Uses), or Sec. 36.06.50 (Exemptions from Zoning Permit Requirements).

## LAND USES AND PERMIT REQUIREMENTS BY RESIDENTIAL DISTRICT

**NOTE:** Where the last column on the following tables (“See Section”) includes a section number, the regulations in the referenced section apply to the use and/or a specific definition; however, provisions in other sections may apply as well.

LAND USE	PERMIT REQUIREMENTS BY ZONE					
RESIDENTIAL	R1	R2	R3	RMH	R4	SEE SECTION
<del>Companion Unit</del> <u>Accessory Dwelling Unit</u>	P					36.12.60
Duplexes		P	P		P	36.10.40
Home Occupations	P	P	P	P	P	36.28.75
Mobile Home Parks				MHPP		36.12.15
Manufactured Housing	P	P	P	P	P	36.12.30
Mobile Home, Single	P	P	P	P	P	36.12.30
Multiple-Family Housing		CUP	P		P	For R3 District: 36.10.60 and For R4 District: 36.12
Accessory Uses and Structures	P	P	P	P	P	36.12.35
Residential Care Home, 7+ clients	CUP	CUP	CUP	CUP	CUP	
Residential Care Home, 0–6 clients	P	P	P	P	P	
Rooming and Boarding Houses	CUP	CUP	CUP	CUP	CUP	
Rooming and Boarding, 2 persons maximum	P	P	P	P	P	36.10.85
Senior Care Facility	CUP	CUP	CUP		CUP	
Senior Congregate Care Housing		CUP	CUP		CUP	
Single-Family Housing	P	P	P	P	P	36.10.10
Small-Lot Single-Family Housing		PUD	PUD		PUD	36.16
Supportive Housing	P	P	P	P	P	
Transitional Housing	P	P	P	P	P	
Townhouses		PUD	PUD		PUD	36.16.10
Rowhouses		PUD	PUD		PUD	36.16.20

Uses Not Named But Similar to Listed Uses	CUP	CUP	CUP	CUP	CUP	
<b>AGRICULTURAL</b>						
Crop Production	P	P	P	P	P	
Small Animal Keeping	P	P	P	P	P	36.12.55.g
<b>RECREATION, EDUCATION, ASSEMBLY</b>						
Churches	CUP	CUP	CUP	CUP	CUP	
Community Centers	CUP	CUP	CUP	CUP	CUP	
Child-Care Centers	CUP	CUP	CUP	CUP	CUP	36.28.20
Child Day Care, Large Family	CUP	CUP	CUP	CUP	CUP	36.28.20
Child Day Care, Small Family	P	P	P	P	P	36.28.20
Membership Organization Facilities			CUP	CUP	CUP	
Recreational Vehicle (RV) Parks				CUP		
Schools, Public and Private	CUP	CUP	CUP	CUP	CUP	
<b>SERVICES</b>						
Cemeteries, Columbariums (with Church)	CUP	CUP	CUP	CUP	CUP	36.28.15
Medical Services, Extended Care			CUP	CUP	CUP	
Offices, Property Management		CUP	P	P	P	
Offices, Temporary Real Estate	TUP	TUP	TUP	TUP	TUP	36.46
Parking Lots, Not Accessory to Residential	CUP	CUP	CUP	CUP	CUP	
Pipelines and Utility Lines	P	P	P	P	P	
Public Utility or Safety Facilities	CUP	CUP	CUP	CUP	CUP	
Temporary Uses	TUP	TUP	TUP	TUP	TUP	36.46

<b>KEY TO PERMIT REQUIREMENTS</b>		See Section
Permitted Use, Zoning Compliance Required (Development Review may also be required)	P	36.44 and 36.44.45
Conditional Use, Conditional Use Permit Required	CUP	36.48
Planned Unit Development, PUD Permit Required	PUD	36.46.70

Temporary Use, Temporary Use Permit Required	TUP	36.46
Mobile Home Park, Mobile Home Park Permit Required	MHPP	36.48.35
Use Not Allowed”		

Section 5. Section 36.32.50 of the Mountain View City Code is hereby amended as follows:

**“SEC. 36.32.50. - Required number of parking spaces.**

Each land use shall provide the minimum number of off-street parking spaces required by this section.

a. **Uses not listed.** Land uses not specifically listed by the following subsection B below shall provide parking as required by the zoning administrator. In determining appropriate off-street parking requirements, the zoning administrator shall use the requirements of subsection B below as a general guide in determining the minimum number of off-street parking spaces necessary to avoid undue interference with public use of streets and alleys.

b. **Parking requirements by land use.** The following minimum number of parking spaces shall be provided for each use:

**REQUIRED PARKING BY LAND USE**

Land Use Type	Vehicle Spaces Required	Bicycle Spaces Required
<b>Manufacturing and General Industrial</b>		
<b>Manufacturing and industrial, general</b>	1 space for each 250 sq. ft. of gross floor area plus 1 space for each vehicle operated in connection with each on-site use	5 percent of vehicle spaces
<b>Recycling facilities</b>	Space shall be provided for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, an on-site parking area shall be provided for a minimum of 10 customers at any one time	None
	One employee parking space shall be provided on-site for each commercial vehicle operated by the processing center	5 percent of vehicle spaces

<b>Recreation, Education, Public Assembly Uses</b>		
<b>Child day care</b>		
<b>Centers</b>	1 space for each employee, plus 1 space for every 15 children for visitor parking and drop-off areas	2 percent of vehicle spaces
<b>Large family care homes</b>	1 space for each employee	
<b>Churches, mortuaries</b>	1 space for each 170 sq. ft. of gross floor area	5 percent of vehicle spaces for churches; 2 spaces for mortuaries
<b>Indoor recreation and fitness centers</b>		
<b>Arcades</b>	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Bowling alleys</b>	Parking study required	
<b>Dance halls</b>	Parking study required	None
<b>Health/fitness clubs</b>	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Libraries and museums</b>	Parking study required	5 percent of vehicle spaces
<b>Membership organizations</b>	1 space for every 3.5 fixed seats	5 percent of vehicle spaces
<b>Pool and billiard rooms</b>	2.5 spaces for each table	5 percent of vehicle spaces
<b>Schools</b>	Parking study required	Parking study required
<b>Studios for dance, art, etc.</b>	1 space for each 2 students	5 percent of vehicle spaces
<b>Tennis/racquetball courts</b>	Parking study required	5 percent of vehicle spaces
<b>Theaters and meeting halls</b>	1 space for every 3.5 fixed seats	5 percent of vehicle spaces

<b>Residential Uses</b>			
<b>Companion Unit Accessory Dwelling Unit</b> (See <u>Section. 36.12.60</u> )	1 space per unit <del>bedroom</del> <u>except if compliant with Sec. 36.12.75.</u>	None	
<b>Multi-family dwellings</b>	<b>Studio unit</b>	1.5 spaces per unit, 1 space shall be covered	1 space per unit (refer to <u>Section. 36.32.85.a.1</u> )
	<b>1-bedroom unit less than or equal to 650 square feet</b>	1.5 spaces per unit; 1 space shall be covered	
	<b>1-bedroom unit greater than 650 square feet</b>	2 spaces per unit. 1 space shall be covered.	
	<b>2-bedrooms or more</b>	2 spaces per unit, 1 space shall be covered.	
	<b>Guest</b>	15 percent of the parking spaces required for the project shall be conveniently located for guest parking. The zoning administrator may increase the parking requirement to 2.3 spaces per unit if needed to ensure adequate guest spaces	1 space per 10 units
<b>Rooming and boarding houses</b>	Parking study required	Parking study required	
<b>Senior congregate care housing</b>	1.15 spaces per unit; half the spaces shall be covered	2 percent of vehicle spaces	
<b>Senior care facility</b>	Parking study required	Parking study required	
<b>Single-family housing and each dwelling unit in a duplex</b> (See <u>Section. 36.10.15</u> - Single-Family; See <u>Section. 36.10.50</u> for unit in duplex)	2 spaces, 1 of which shall be covered	None	

<b>Single-room occupancies</b>	1 space per dwelling unit; plus 1 for every nonresident employee. Reduction of up to 0.50 space per unit may be granted through the conditional use permit process		1 space per 10 units
<b>Small-lot, single-family developments</b>	2 spaces, one of which shall be covered, and 0.50 guest space per unit		None
<b>Townhouse developments</b>	<b>Per unit</b>	2 spaces, one shall be covered.	1 space per unit
	<b>Guest</b>	Guest parking shall equal in total an additional 0.6 space for each unit, for an aggregate ratio of 2.6 spaces for each unit.	
<b>Rowhouse developments</b>	<b>Studio unit</b>	1.5 spaces per unit, 1 space shall be covered.	1 space per unit
	<b>1-bedroom or more</b>	2 covered spaces.	
	<b>Guest</b>	Guest parking shall equal in total an additional 0.3 space for each unit.	
<b>Retail Trade</b>			
<b>Auto, mobile home, vehicle and parts sale</b>	1 space for each 450 sq. ft. of gross floor area for showroom and office, plus 1 space for each 2,000 sq. ft. of outdoor display area, plus 1 space for each 500 sq. ft. of gross floor area for vehicle repair, plus 1 space for each 300 sq. ft. of gross floor area for the parts department		5 percent of vehicle spaces
<b>Furniture, furnishings and home equipment stores</b>	1 space for each 600 sq. ft. of gross floor area		5 percent of vehicle spaces
<b>Plant nurseries</b>	Parking study required		Parking study required
<b>Restaurants, cafés, bars, other eating/drinking places</b>			
<b>Take-out only</b>	1 space for each 180 sq. ft. of gross floor area		
<b>Fast food (counter service)</b>	1 space for each 100 sq. ft.; minimum 25 spaces		5 percent of vehicle spaces



<b>Table service</b>	1 space for each 2.5 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is greater	
<b>Outdoor seating</b>	1 space for each 2.5 seats	
<b>Retail stores</b>		
<b>General merchandise</b>	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Warehouse retail</b>	Parking study required	Parking study required
<b>Service stations</b>	1 space for each 180 sq. ft. of gross floor area	None
<b>Shopping centers</b>	1 space for each 250 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Service uses</b>		
<b>Animal service establishment</b>	1 space for each 200 sq. ft. of gross floor area	2 percent of vehicle spaces
<b>Banks and financial services</b>	1 space for each 300 sq. ft. of gross floor area, plus one space per ATM	5 percent of vehicle spaces
<b>Hotels and motels</b>	1 space for each guest room, plus 1 space for each 2 employees, plus as required for ancillary uses	2 percent of vehicle spaces
<b>Medical services</b>	Clinic, offices, labs, under 20,000 sq. ft.	1 space for each 150 sq. ft. of gross floor area
<b>Clinics, offices, labs, greater than 20,000 square feet</b>	1 space for each 225 sq. ft. of gross floor area	2 percent of vehicle spaces
<b>Extended care</b>	1 space for each 3 beds, plus 1 space for each employee	
<b>Hospitals</b>	1 space for each patient bed	
<b>Offices, administrative, corporate, research and development</b>	1 space for each 300 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Personal services</b>	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Vehicle washing</b>	Parking study required	None

<b>Repair and maintenance – vehicle</b>		
<b>Lube-n-tune</b>	2 spaces per service bay	None
<b>Repair garage</b>	5 spaces, plus 1 space for each 200 sq. ft. of gross floor area	None
<b>Storage, personal storage facilities</b>	1 space for each 2,000 sq. ft. of gross floor area plus 2 spaces for any resident manager	None
<b>Warehousing and data centers</b>	1 space for each 500 sq. ft. of gross floor area plus 1 space for each company vehicle	5 percent of vehicle spaces”

Section 6. Section 36.60.05 of the Mountain View City Code is hereby amended to add the definition of accessory dwelling unit (ADU) as follows:

“**Accessory dwelling unit (ADU).** A secondary dwelling unit located on the same parcel of land as a primary dwelling unit which meets the requirements described in Sec. 36.12.70 of this Chapter. An accessory dwelling unit can be constructed entirely within the existing and legally created space of a single-family home or accessory structure in the R1 District. “Accessory Structures” are separately defined in this chapter. An accessory dwelling unit also includes the following:

- a. An efficiency unit, as defined in Section 17958.1 of Health and Safety Code.
- b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.”

Section 7. Section 36.60.09 of the Mountain View City Code is hereby amended to delete the definition of companion unit as follows:

~~“**Companion unit.** A secondary dwelling unit located on the same parcel of land as a primary dwelling unit which meets the requirements and development standards for a companion unit as described in City Code Section 36.12.70. “Accessory Structures” are separately defined in this chapter.”~~

Section 8. Section 36.60.23 of the Mountain View City Code is hereby amended to add the definition of junior accessory dwelling unit (JADU) as follows:

“**Junior accessory dwelling unit (JADU).** A junior accessory dwelling unit shall mean an accessory dwelling unit that is no more than five hundred (500) square feet in size, is contained entirely within an existing single-family dwelling, and is created at least in part through the conversion of an existing bedroom. Junior accessory dwelling units are subject to development standards that are specified in Sec. 36.12.80 and Sec. 36.12.85 of this title.”

Section 9. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

Section 10. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 11. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the ordinance, the date of its introduction, and a list of the places where copies of the proposed ordinance are posted.

DP/2/ORD  
807-03-28-17o-E-1