

City of Mountain View Companion Unit Regulations

DIVISION 10. - COMPANION UNITS

SEC. 36.12.60. - Companion units.

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

(Ord. No. 18.13, § 1, 12/10/13)

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.

(Ord. No. 18.13, § 1, 12/10/13)

SEC. 36.12.70. - Development standards.

A companion unit may be allowed on a lot 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 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 unit shall comply with the following requirements:

COMPANION UNIT REQUIREMENTS

Minimum lot area	Minimum 35% larger lot area than required by the applicable zone.	
Gross floor area	700 sq. ft. of habitable floor area, maximum, and 200 sq. ft. for a garage, maximum, provided the total floor area for the lot does not exceed the maximums in Section 36.10.25.	
Location of unit	Attached to a principal structure	Basement, ground level or above the garage with no internal access to the primary dwelling.
	Detached unit	Rear half of lot.
	Above a	Rear half of lot.

	detached garage	
Site coverage, detached rear-yard units	30% of the rear yard, maximum, including any other accessory structures, and projections of the primary dwelling.	
Setbacks	Side	1-story detached structure: 5 ft. minimum, 12 ft. total.
		1-story attached (basement): comply with required setbacks of the main house. See Section 36.10.25.
		2-story over attached or detached garage: See Section 36.10.25 for 2nd story setbacks.
	Rear	1-story detached: 10 ft. minimum.
		1-story attached (basement): comply with required setbacks of the main house. See Section 36.10.25.
		2-story over attached or detached garage: See Section 36.10.25 for 2nd story setbacks.
Interior	10 ft. minimum, from primary dwelling or other structure, if detached.	
Height limit	1-story detached: 16 ft. maximum building height and 9 ft. at top of wall plate.	
	1-story attached: See Section 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.	
Parking	Required Spaces	1 space per bedroom, which can be covered or uncovered.
	Shared Parking	A driveway, garage or carport may be shared with the primary dwelling unit if the companion unit has direct, unobstructed (or shared) access to the parking space(s).

(Ord. No. 18.13, § 1, 12/10/13)