



DUAL URBAN OPPORTUNITY (DUO) HOUSING INFORMATIONAL GUIDE



This informational guide provides a summary of the requirements for SB 9 projects (urban lot splits and Dual Urban Opportunity developments). For the complete set of regulations, please refer to Mountain View City Code Chapter 28, Section 28.4, and Chapter 36, Section 36.13.10.

GENERAL INFORMATION

WHAT IS A DUO DEVELOPMENT?

A Dual Urban Opportunity (DUO) Development consists of two (2) primary dwelling units, which may be attached or detached, on a qualifying R1-zoned lot.

WHAT IS AN URBAN LOT SPLIT?

An urban lot split is a one-time subdivision of an R1-zoned lot into two (2) lots, which may each contain up to two (2) dwelling units.

CAN I HAVE A DUO DEVELOPMENT AND AN ADU?

A lot that contains a DUO development may also contain up to two (2) ADUs and/or JADUs, not to exceed four (4) units total. A lot that was established through an urban lot split may contain *either* a DUO development, *or* a single-family home with an optional ADU or JADU.

CAN I DEMOLISH OR MODIFY EXISTING UNITS?

Urban lot splits and DUO developments shall not result in the demolition or structural modification of any portion of an existing residential unit that:

- Is protected by a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate-, low-, or very-low income;
- Is protected under the City of Mountain View Community Stabilization and Fair Rent Act (CSFRA); and
- Has been occupied by a tenant within the three (3) years prior to the submittal of the application.

IS MY HISTORIC PROPERTY ELIGIBLE?

Historic properties are not eligible for development or subdivision under SB 9. Please contact the Planning Division to confirm whether your property is historic.

IS OWNER OCCUPANCY REQUIRED?

In order for an urban lot split to be approved, the applicant must submit a signed affidavit attesting that they intend to reside in one of the dwelling units on either resulting lot as their primary residence for at least three (3) years following the lot split.

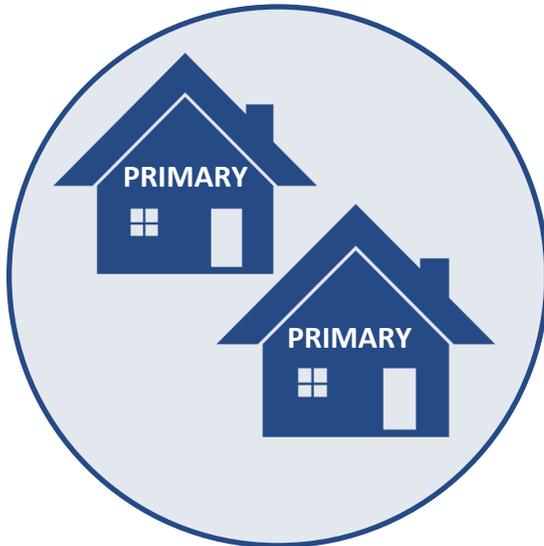
ARE SHORT-TERM RENTALS ALLOWED?

Short-term rentals are not allowed in DUO developments or in dwelling units on lots established by an urban lot split.

DO I HAVE TO PAY FEES?

Any new primary residential unit established by a DUO Development or urban lot split is subject to the City's below-market-rate (BMR) housing in-lieu fees, Park Land Dedication In-Lieu fees, transportation impact fees, and sewer and water capacity fees.

WHAT ARE MY OPTIONS?



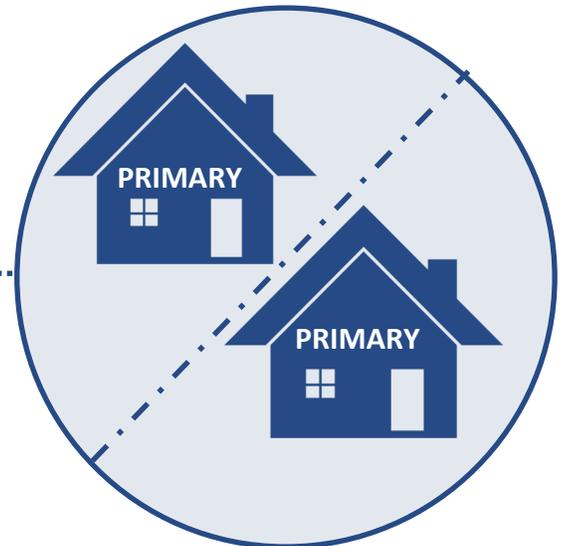
Add One Unit

If you have an existing single-family home, you may add an additional primary dwelling unit, which can be attached or detached.

Split the Lot

You may subdivide the lot into two (2) lots:

- Each new lot must be minimum 1,200 square feet; and
- Each new lot must be 40% to 60% of the size of the original lot.

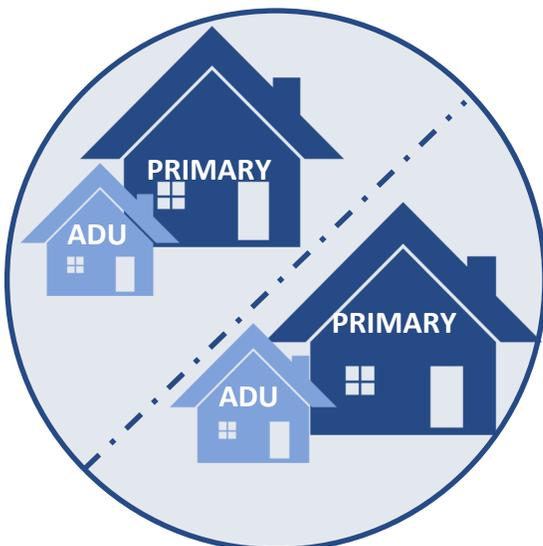


Up to Four Units Allowed

If an **urban lot split** is proposed, two (2) units are allowed on each lot:

- Two (2) primary units; or
- One (1) primary unit and one (1) ADU/JADU

If an urban lot split is **not** proposed, you may build two (2) primary units and two (2) ADUs/JADUs.



DUO DEVELOPMENT STANDARDS

Floor Area Ratio	<p>The maximum base Floor Area Ratio (FAR) allowed shall be based on lot area and calculated using the following formula: FAR = 0.50 - (0.00001 × Lot Area). FAR shall be measured as provided in the Zoning Calculations: Methods, Definitions, and Clarifications.</p>	
	<p>0.45 for lots of 5,000 sq. ft. or less; Use formula above for lots between 5,001 and 9,999 sq. ft. Examples: 6,000 sq. ft. lot = 0.50 - (0.00001 × 6,000) = 0.44 FAR 7,500 sq. ft. lot = 0.50 - (0.00001 × 7,500) = 0.425 FAR 0.40 for lots of 10,000 sq. ft. or greater.</p>	
Separation of Units	<p>Primary dwelling units may be attached or detached. Units shall be constructed and/or modified to allow for separate conveyance of each unit consistent with applicable Building and Fire Code requirements.</p>	
Setbacks	Front	20' minimum.
	Side	4' minimum.
	Rear	4' minimum.
Height Limits	<p>Maximum building height for one-story structure: 24' Maximum building height for two-story structure: 28'</p>	
	<p>Maximum first-floor wall height at top of wall plate: 15' Maximum second-floor wall height at top of wall plate: 22'</p>	
Landscaping Required	<p>Twenty-five (25%) of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second-story additions or construction of a new dwelling unit.</p>	
Second-Story Decks	<p>Second-story decks and balconies are prohibited on any newly constructed unit. Roof decks, or any similar feature, are not permitted on the roof of a two-story structure. One (1) covered space per primary unit, except as provided in Section 36.13.45.</p>	

DUO DEVELOPMENT STANDARDS (PARKING)

Parking and Driveways	Covered Parking	A garage or carport shall be provided and permanently maintained for parking. The garage or carport must maintain a minimum unobstructed interior dimension of 9' by 20' for one car and be increased 9' in width for each additional parking space. The minimum unobstructed ceiling height is 7'6".
	Driveway	Minimum Dimensions. Minimum width of 9', with direct access to at least a one-car garage or carport. Minimum length of 20' measured from the property line to the front of the covered parking space.
		Back-Up Area. Where access to a garage, carport or open parking space is perpendicular (90 degrees) to the driveway, a minimum 24' deep unobstructed back-out area shall be provided.
	Street Frontage. Lots with no garage or a one-car garage are allowed a maximum cumulative 20' wide area, including driveway, visible from the street for vehicle parking. Lots with a two- or three-car garage are allowed a maximum cumulative 30' wide area, including driveway, visible from the street for vehicle parking.	
Garage Frontage on Street	The street-facing facade of a garage structure shall not exceed 25' in width when facing any lot frontage that is less than 75' wide. On parcels with more than 75' of frontage, the garage facade may be up to 35' wide. See Section 36.12.35 for limits on widths of accessory structures, including detached garages.	

EXCEPTIONS

Maximum FAR may be exceeded to allow for an eligible R1 lot to contain two primary dwelling units of at least 800 square feet in size.

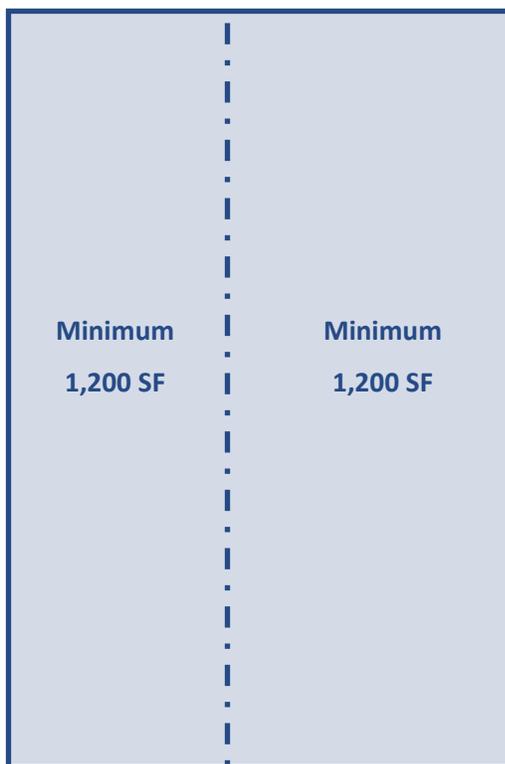
No parking shall be required for either unit of a dual urban opportunity development if any of the following conditions are met:

1. The lot is located within one-half (1/2) mile walking distance of a high-quality transit corridor, as defined in Subdivision (b) of Section 21155 of the Public Resources Code;
2. The lot is located within one-half (1/2) mile walking distance of a major transit stop as defined in Section 21064.3 of the Public Resources Code; or
3. There is a car-share vehicle parking space located within one (1) block of the lot.

URBAN LOT SPLIT STANDARDS

Minimum Lot Size	40% of the size of the lot being subdivided, but no less than 1,200 SF.
Minimum Lot Width	30'
Minimum Lot Frontage	12'
Resulting lot to contain single-family home and (optional) ADU/JADU?	Development shall conform to R1 single-family standards and ADU/JADU standards, if applicable.
Resulting lot to contain a DUO development?	Development shall conform to DUO development standards.

SAMPLE LOT CONFIGURATIONS



Equal Split



Flag Lot

DUO DEVELOPMENT PROCEDURE



Step 1: Review the Regulation. Review the DUO development standards and requirements to determine if a DUO development is right for you. Contact the Planning Division at 650-903-6306 or planning.division@mountainview.gov for questions related to zoning regulations. Contact the Building Inspection Division at 650-903-6313 or building@mountainview.gov to discuss Building Code and building permit requirements.



Step 2: Submit your Building Permit. Work with an architect/engineer to prepare building plans. Once your plans are prepared, submit a building permit application to the Building Inspection Division. Available online: www.mountainview.gov/building.

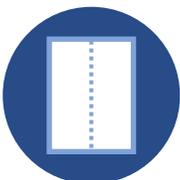


Step 3: Permit Issuance and Inspections. The plans may require more than one round of City review. Once plans are in good order, a building permit will be issued. Once building permits are issued, construction may commence. You may schedule inspections by calling the Building Inspection Division inspection line at 650-903-6371.

URBAN LOT SPLIT PROCEDURE



Step 1: Review the Regulation. Review the urban lot split standards and requirements to determine if an urban lot split is right for you. Contact the Planning Division at 650-903-6306 or planning.division@mountainview.gov for questions related to the process and requirements.



Step 2: Preliminary Parcel Map. Submit an application for a Preliminary Parcel Map for an urban lot split to the Planning Division. Refer to the Preliminary Parcel Map Submittal Checklist for submittal requirements. Once you are ready to submit, complete an online inquiry form at: mountainview.gov/depts/comdev/planning/submit_or_resubmit_planning_application.asp.



Step 3: Final Parcel Map and Building Permits. Once the Preliminary Parcel Map is approved, submit a final parcel map to the Public Works Department. For questions, contact Public Works at 650-903-6311 or public.works@mountainview.gov. Typically, building permits may also be submitted at this time.



Step 4: Map Recordation and Permit Issuance. Once the final parcel map is approved, it will be recorded at the Santa Clara County Recorder's Office to create the new lots. Once plans are in good order, a building permit will be issued, and construction may commence. You may schedule inspections by calling the Building Inspection Division at 650-903-6371.