

Loomis Municipal Code

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[Division 4 STANDARDS FOR SPECIFIC LAND USES](#)

[Chapter 13.42 - STANDARDS FOR SPECIFIC LAND USES](#)

13.42.270 - Residential uses—Second units and carriage houses.

This section establishes standards for residential second units and carriage houses, where allowed by Division 2.

- A. **Compliance or Design Requirement.** A second unit shall require a zoning compliance check by the planning director. A carriage house shall require design review (Section 13.62.040).
- B. **Limitation on Number of Units.** Not more than one second unit or one carriage house shall be approved on a single parcel, where allowed by Section 13.24.030.
- C. **Limitation on Carriage House Locations.** A carriage house may be approved only within the downtown area defined by Figure 3-3, Chapter III of the General Plan (Land Use and Community Development).
- D. **Minimum Site Area.** The minimum site area required for a parcel to qualify for a second unit or carriage house is as follows:
1. **Carriage House.** A parcel proposed for a carriage house shall have a minimum area of five thousand square feet, a minimum width of fifty feet, a minimum depth of one hundred feet and a minimum buildable pad of four hundred square feet, exclusively for the additional unit.
 2. **Second Unit.** A second unit may be placed only on a parcel of twenty thousand square feet or larger.
- E. **Relationship to Primary Use.** A second unit or carriage house shall be incidental to the primary single-family residential use of the site, and shall not alter the character of the primary use.
1. **Timing of Construction.** A second unit or carriage house shall only be constructed concurrent with or after the construction of the primary dwelling.
 2. **Architecture.** The architectural style, exterior materials and colors of the second unit or carriage house shall be compatible with the primary dwelling.
- F. **Height Limit.** The height limit for a second unit or carriage house within the downtown shall be twenty-five feet. Outside the downtown, the height limit shall be as required by the applicable zoning district.
- G. **Window Placement.** No standard window within the second story (a window with less than sixty-two inches of clearance from the floor), ledge, balcony, deck, door, sliding glass door or similar structure shall be located:
1. Within seventy-five feet of a property line adjacent to an existing neighbor's "yard area of major use;" or
 2. If within seventy-five feet, have an angle of view onto an existing neighbor's "yard area(s) of major use" of more than thirty degrees.
- H. **Rental of Unit.** A second unit or carriage house may be rented, although rental is not required.
- I. **Second Unit Floor Area Limitation.** A second unit shall not exceed the maximum floor area requirements provided by Table 4-4.

TABLE 4-4—SECOND UNIT MAXIMUM FLOOR AREA

Site Area	Maximum Floor Area
Up to 40,000 sf	640 sf ⁽¹⁾⁽²⁾
40,001 sf to 9.2 acres	1,200 sf ⁽¹⁾⁽²⁾
9.2 acres or larger	No maximum

Notes:

- (1) A parcel that qualifies for a second unit and is of sufficient size to be subdivided in compliance with the applicable zoning district may have a second unit with no floor area limitation, provided that both units are located to meet the setback requirements that would apply to primary dwellings on the future parcels.
- (2) A site that would qualify for a second unit, with an existing dwelling of 1,400 square feet or less (not including a garage) as of July 31, 2001, may be developed with one additional dwelling, with no restriction on the floor area of the new unit.

J. **Carriage House Standards.** A carriage house shall comply with the following standards, in addition to those in subsections A through G, as applicable:

1. **Maximum Floor Area.** The total habitable floor area of a carriage house shall not exceed six hundred forty square feet.
2. **Setbacks.** A carriage house (located over a garage) shall be located to the rear of the primary dwelling on the parcel, and shall comply with the following setback requirements:
 - a. **Separation from Primary Dwelling.** No portion of a carriage house shall be placed closer than twenty feet from the primary dwelling.
 - b. **Side Setbacks.** When a maintenance easement is granted by the owner of the adjacent parcel to the approval of the director, a carriage house may be built to the side property line on that side, but shall be located at least eight feet from the other side property line. Otherwise, a carriage house shall be set back a minimum of five feet from the side property lines.
 - c. **Rear Setback.** A carriage house shall be set back a minimum of ten feet from the rear property line.
 - d. **Allowed Projections Into Setbacks.** Balconies and bays may extend up to five feet into the rear setback or separation from the primary dwelling. (Ord. 234 § 1, 2007; Ord. 230 § 3 (part), 2007; Ord. 216 § 7, 2005; Ord. 205 § 1 (Exh. A), 2003)

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