

Second Units: The City's Zoning Ordinance provides for the ministerial approval of second dwelling units on single-family zoned lots which can serve to create new cost-effective housing opportunities while using existing infrastructure. Development standards that are applicable to second units include the following:

A. Minimum Lot Size

1. Seven thousand five hundred square feet required within the RS (Residential, Single-Family) Zone.
2. Six thousand five hundred square feet required within the RM (Residential, Multiple-Family) Zone.

B. Unit Sizes

1. Zero (0) bedroom, one bathroom and kitchen: five hundred square foot maximum.
2. One (1) bedroom, one bathroom and kitchen: six hundred fifty square foot maximum.
3. Two (2) bedrooms, one bathroom and kitchen: seven hundred square foot maximum.

C. Required Setbacks

1. A detached second dwelling is required to be set back a minimum of ten feet from the primary residential structure and a minimum of six feet from accessory structures. Side yard setbacks are five feet and rear yard setbacks are fifteen feet.
2. If a second unit is proposed above an accessory structure, the minimum side yard setback is ten (10) feet, including the accessory structure.

D. Permitted Height

1. A second dwelling unit is limited to two stories, with the maximum building height for a second dwelling unit established at thirty feet.

E. Required Parking

1. Studio Unit: 1 uncovered off-street parking space
2. 1 Bedroom Unit: 1 space in a garage or carport
3. 2 Bedroom Unit: 2 spaces within a garage (applies also to any unit exceeding 700 square feet).

Transitional Housing and Emergency Shelters: There are emergency shelter services within the City of Carson. Pursuant to State law, the City permits transitional or supportive housing (when there are 6 or fewer residents) in all residential zones in the City. These types of facilities are subject to the same underlying zoning standards as other residential uses in the same residential zoning district. The City funds one transitional and supportive housing organization (Peace and Joy Care Center) in the City. This organization is designed to primarily serve abused and battered women and their children.