

DIVISION 2 – RESIDENTIAL ZONES & OVERLAYS

CHAPTER 17.20 – ONE-FAMILY DWELLING RESIDENTIAL ZONES

Sections.

17.20.010 – Summary of the Zoning Districts.

17.20.020 – Purpose.

17.20.030 – Applicability

17.20.040 – Permitted Uses.

17.20.050 – Development Standards.

17.20.010 – Summary of the One-Family Dwelling Residential Zoning Districts. (NEW)

- A. One-family Dwelling Zone (R-1A) – Consistent with the General Plan Land Use Designation of Low Density Residential. This zone primarily includes smaller lots that allows for one (1) dwelling unit on each lot.
- B. One-family Dwelling Zone (R-1B) – Consistent with the General Plan Land Use Designation of Low Density Residential. This zone primarily includes deeper lots that allows for two (2) or more detached dwelling units on each lot under limited conditions. Also includes smaller lots that allow for one (1) dwelling unit on each lot.
- C. One-family Dwelling Zone (R-1C) – Consistent with the General Plan Land Use Designation of Low Density Residential. This zone primarily includes deeper lots with one (1) dwelling on each lot that allows for the keeping of horses and other large, domesticated animals. Many lots currently are, or previously were, developed with equestrian uses.

17.20.020 – Purpose. (FULLY UPDATED)

- A. Provide a variety of single-family residential dwellings built to suburban standards characterized by single- and two-story structures separated by ample green space to suit a spectrum of individual lifestyles and needs.
- B. Maintain the existing character of the City's low-density, single-family residential neighborhoods, while providing new opportunities for unit additions and infill housing.
- C. Ensure that the scale and design of new development, alterations and additions to existing dwellings are compatible with the scale, mass and character of their neighborhoods, and protect adjacent properties from unreasonable obstruction of light and air.
- D. Provide for appropriate densities within the ranges established in the General Plan.
- E. Provide opportunities for other neighborhood uses such as schools, parks, religious assembly, community centers and daycare centers that serve and are compatible with the surrounding residential neighborhood.

17.20.030 – Applicability. (NEW)

This Chapter identifies allowable land uses, permitted requirements and development standards for One-family Dwelling Zones and applies to all areas in the City identified with the R-1A, R-1B, or R-1C on the City's Zoning Map.

17.20.040 – Permitted Uses. (FULLY UPDATED)

A. Table 17.20-1 below prescribes the land use regulations for One-family Dwelling zoning districts. The regulations for the One-family Dwelling zoning districts are established by letter designations listed below. Additional use-specific regulations are denoted in the right hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.

Table 17.20-1 – Permitted Uses – One-family Dwelling Zones				
Land Use	R-1A	R-1B	R-1C	Notes
Residential – Main Uses				
Residential dwellings, single-family, one (1) on a lot	P	P	P	
Residential dwellings, single-family, two (2) or more detached on a lot	--	P	--	
Residential dwellings, single-family, greater than one (1) story	P	P	DR ¹	17.122
Manufactured housing	P	P	--	
Planned Residential Development (PRD)	--	PR	--	17.126
Transitional or supportive housing	P	P	P	
Urban dwelling	P	P	P	17.110.520 & 17.110.540
Residential – Ancillary Uses				
Accessory building	P	P	P	17.110.020
Accessory Dwelling Unit (ADU)	P	P	P	17.110.040
Accessory Dwelling Unit (ADU), Junior	P	P	P	17.110.040
Garage sales	P	P	--	5.44
Greenhouses or conservatories, private	P	P	P	
Home occupation	P	P	P	17.110.220
Lighted outdoor sporting field, private	MU	MU	--	
Trailer, temporary	P	P	P	

¹ A maximum of 1½-stories with Community Development Director approval in the R-1C zone and RHOD overlay.

Table 17.20-1 – Permitted Uses – One-family Dwelling Zones (continued)

Agricultural & Animals	R-1A	R-1B	R-1C	Notes
Animals, breeding and raising	--	P	P	
Animals, horses	--	P	P	
Animals, husbandry products	--	C	C	
Community gardens	MU	MU	MU	
Residential Care Uses				
Boarding or rooming houses –				
With less than (7) residents	P	P	P	
With seven (7) or more residents	C	C	--	
Community care facility –				
Less than seven (7) residents	P	P	P	
Seven (7) or more residents	C	C	--	
Daycare homes, family –				
Small, for less than seven (7) children	P	P	P	
Large, for seven (7) to 14 children	P	P	P	
Elder care or adult daycare facility –				
Less than seven (7) residents	P	P	P	
Seven (7) or more residents	C	C	--	
Preschools –				
Less than nine (9) children	P	P	P	
Nine (9) or more children	C	C	--	
Public and Quasi-Public Uses				
Educational institutions, including elementary, junior, middle or high schools –				
Private	C	C	--	
Public	P	P	P	
Government or government related facility that provides a public service.	P	P	--	
Recreation facilities, private	C	C	--	
Recreation facilities, public	P	P	P	

Table 17.20-1 – Permitted Uses – One-family Dwelling Zones (continued)				
Other Uses	R-1A	R-1B	R-1C	Notes
Transitional parking	C	C	--	
Transitional uses	C	C	--	17.110.500
Utility facility, public	C	C	--	
Wireless facility	See notes			17.90 & 17.92

Key:

“--” Not permitted.

“P” Permitted by-right.

“DR” Permitted after the review and approval of the Community Development Director.

“C” Permitted after the review and approval of a Conditional Use Permit (CUP).

“MU” Permitted after the review and approval of a Minor Use Permit (MUP).

“PR” Permitted after the review and approval of a Planned Residential Development (PRD) Permit.

B. Unlisted permitted uses. Any land use not listed in Table 17.20-1 is not permitted in the R-1 zones.

17.20.050 – Development Standards. (FULLY UPDATED)

A. Table 17.20-2 below prescribes the development standards for One-family Dwelling Zones:

Table 17.20-2 – Development Standards – One-family Dwelling Zones			
Development Standard	R-1A	R-1B	R-1C
Land use description	One-family dwelling	One-family dwelling	One-family dwelling
Maximum height	2 stories & 30 ft.	2 stories & 30 ft.	1½ stories & 25 ft.
Maximum top plate height	1 story: 14 ft. 2 stories: 24 ft.	1 story: 14 ft. 2 stories: 24 ft.	18 ft.
Yard Setbacks			
1 st story front	20 ft.	20 ft.	20 ft.
2 nd story front	5 ft. additional from the 1 st story	5 ft. additional from the 1 st story	N/A
1 st story interior side	5 ft.	5 ft.	5 ft.
2 nd story interior side	5 ft. additional from the 1 st story	5 ft. additional from the 1 st story	N/A
1 st story street side	10 ft.	10 ft.	10 ft.
2 nd story street side	5 ft. additional from the 1 st story	5 ft. additional from the 1 st story	N/A
Rear	10 ft.	20 ft.	35 ft.

Table 17.20-2 – Development Standards – One-family Dwelling Zones (continued)			
Minimum Lot Dimensions	R-1A	R-1B	R-1C
Area	7,260 sq. ft.	7,260 sq. ft.	10,000 sq. ft.
Width	60 ft.	60 ft.	60 ft.
Width, cul-de-sac	35 ft.	35 ft.	35 ft.
Depth	100 ft.	100 ft.	100 ft.
Maximum Density	R-1A	R-1B	R-1C
≤100 ft. of frontage	1 unit/lot	1 unit/ 8,720 sf.	1 unit/lot
101 to 150 ft.		1 unit/ 7,920 sf.	
>150 ft. of frontage		1 unit/ 7,260 sf.	
Maximum Floor Area			
≤10,000 sq. ft.	0.35		
10,001 to 15,000 sq. ft.	0.30 or 3,500 sq. ft., whichever is greater		
15,001 to 20,000 sq. ft.	0.25 or 4,500 sq. ft., whichever is greater		
>20,000 sq. ft.	0.20 or 5,000 sq. ft., whichever is greater		
Other Standards			
Maximum lot coverage	35%	30%	30%
Minimum dwelling size	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Minimum distance between dwellings	N/A	40 ft. (i.e., the minimum front and rear yard)	N/A
Minimum distance between other structures	6 ft.	6 ft.	6 ft.

- B. Undergrounding of Utilities. For all developments with five (5) or more dwelling units, all utility distribution lines including but not limited to: electric; communication; natural gas and cable TV lines shall be placed underground.
- C. Lighting System. For all developments with three (3) or more dwelling units, an on-site lighting system shall be installed for all parking areas, vehicular access ways and along major walkways. Such lighting shall be directed onto driveways and walkways within the project and away from the dwelling units and adjacent properties.
- D. Keeping of Animals:
 - 1. The following are permitted in the R-1B and R-1C zones:
 - a. The breeding, hatching, raising and fattening of poultry, fowl, nutria, birds, rabbits, chinchillas, earthworms, fish, frogs and bees shall be permitted for domestic or commercial use.

Illustration 17.20-1. Height and Setbacks

- b. The keeping of horses:
 - i. In the R-1B zone, the lot shall have a minimum area of 21,780 sq. ft., with no more than one (1) horse permitted per one-quarter acre.
 - ii. In the R-1C zone, the lot shall have a minimum area of 7,500 sq. ft., with no more than one (1) horse permitted per 7,500 sq. ft. of lot area.
- c. The keeping of other animals in the R-1C zone:
 - i. Up to three (3) female goats and the offspring less than one (1) year of age.
 - ii. Up to three (3) sheep and the offspring less than one (1) year of age.
 - iii. One (1) cow, but only for personal use of the family residing upon the premises.
 - iv. Any program of animal husbandry as a member of any national or nonprofit educational or character building organization, for the family residing upon the premises.
- 2. There shall be no killing or dressing of any animals or poultry for commercial purposes.
- 3. Animal enclosures and related activities. Refer to Section 17.12.040(F) (Rurban Overlay) of this Title.
- E. Other Development Standards. Table 17.20-3 on the following page denotes additional development standards found in other Chapters or Sections of this Title that apply to One-family Dwelling Zones:

Table 17.20-3 – Other Development Standards	
Development Standard	Chapter or Section
Additions to nonconforming setbacks	17.16.020(D)
Existing flag lots	17.60.010
Height exceptions and restrictions	17.60.020
Landscaping	17.72 & 17.74
Outdoor lighting	17.60.040
Parking	17.70
Private streets and private driveways	17.60.060
Screening	17.60.100
Walls, fences and hedges	17.60.120
Yard encroachments	17.60.130

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CHAPTER 17.22 - RURBAN HOMESTEADS OVERLAY DISTRICT

Sections.

17.22.010 – Purpose.

17.22.020 – Applicability.

17.22.030 – Use Regulations.

17.22.040 – Development Standards.

17.22.010 - Purpose. (RENUMBERED)

The Rurban Homesteads Overlay District was established to preserve rural character, promote a low-density, rural residential lifestyle, and ensure continued availability of lots that allow animal keeping, agricultural cultivation and retain the area's homestead heritage.

It is the intent of the Rurban Homesteads Overlay District to protect areas for low-density, rural development by retaining large lots in a configuration that enables animal raising and keeping and to ensure that new residential development and alterations and additions to existing residences are compatible with the scale, mass and character of the rural neighborhood.

17.22.020 - Applicability. (NEW)

The Rurban Homesteads Overlay District applies to all areas in the City identified with the RHOD on the City's Zoning Map.

17.22.030 – Use Regulations. (RENUMBERED)

No lot, premise, building, or structure in the Rurban Homestead Overlay District shall be used for any use or purpose other than those specified below:

- A. One-family Dwelling. Not more than one (1) one-family dwelling on any lot as defined by Chapter 17.150 (Use Definitions) of this Title. For legal nonconforming lots with more than one (1) dwelling, the approval of a Minor Use Permit shall be required for any addition.
- B. Accessory Buildings. Accessory buildings necessary or incidental to each one-family dwelling, located on the same lot or parcel of land, including a private garage for each lawful dwelling. The capacity of each such garage shall not exceed three (3) automobiles. See Section 17.110.020 (Accessory Buildings) of this Title for additional standards.
- C. Accessory Dwelling Units (ADUs). Accessory Dwelling Units are regulated pursuant to Section 17.110.040 (Accessory Dwelling Units) of this Title. The architectural style and materials the accessory dwelling unit shall match the architectural style and materials of the primary building on the property.
- D. Horses. The keeping of not more than one (1) horse for each 7,500 square feet of lot area.
- E. Other Animals. The keeping of not more than three (3) female goats and their offspring less than one (1) year of age, and the keeping of not more than three (3) sheep and their offspring less than one (1) year of age, and the keeping of not more than one (1) cow, but

only for the personal use of the family residing upon the premises or in the conduct by any member of the family residing upon the premises of any program of animal husbandry as a member of any national or nonprofit educational or character building organization.

17.22.040 – Development Standards. (RENUMBERED)

The regulations applicable to lots, premises, buildings and structures in the underlying zone shall apply to and be complied with as to every lot, premises, building, and structure in the Rurban Homesteads Overlay District.

- A. Minimum Lot Area and Width. Each lot shall have a lot area of not less than 10,000 square feet and a width of not less than 60 feet at the mid-point measured between the front and rear lot lines; provided, however, that when a lot has less area than herein required and was recorded at the time of the effective date of the ordinance codified in this Title, the lot may be occupied by not more than one (1) dwelling unit.
- B. Street Frontage Required. Every lot shall abut a public street for a distance of at least 60 feet. Flag lots and Planned Residential Developments (PRDs) shall be prohibited.
- C. Lot Design. Lots shall be rectangular in shape, with side parcel lines as close as practical to ninety-degree angles with front and rear parcel lines. Lot depth shall be a minimum of two (2) times the lot width. PRDs and flag lots are prohibited.
- D. First Floor Top Plate Height. First floor top plate height shall not exceed 12 feet in the front one-third (1/3) of the structure.
- E. Building Height. The maximum allowable height is 25 feet and one (1) and one-half (½) stories. New development, additions and alterations that will result in more than one (1) story are subject to the following:
 - 1. Configuration. Floor area above the first story shall be wholly built into the framing of the roof.
 - 2. Floor area limit. Habitable floor area above the first story shall not exceed 60 percent of the first story roofed area.
 - 3. Dormer. Dormers shall not exceed the height of the building ridge line, shall not overhang the outer face of the wall below, or exceed 60 percent of the length of the roof.
 - 4. Balconies or patios. Balconies or patios above the first floor are prohibited.
 - 5. Design Review. All applications for new development or additions that will result in more than one (1) story shall require Design Review pursuant to Chapter 17.110 (Design Review) of this Title and as follows:
 - a. Application requirement. In addition to other materials required for the submittal of a Design Review application, supporting materials shall be submitted to describe and provide visual representation of existing conditions and the proposed project. Supporting materials may include, but are not limited to: statements; photographs;

plans; drawings; renderings; models; material samples; and the erection of story poles at the site.

- b. Review Authority. Design Review shall be conducted by the Community Development Director.
 - c. Notice. At least ten (10) days prior to the date of action, notice of the application shall be posted on-site and mailed to all residents and property owners of record within a 300 foot radius of the subject property as shown on the latest available assessment roll. The notice shall include a general description of the application, the location of the property, the date of the decision, the procedure for submitting comments, and the procedure for appealing the decision.
 - d. Call-up for Planning Commission review. The Community Development Director may refer items directly to the Planning Commission when, in his/her discretion, the public interest would be better served by having the Planning Commission conduct Design Review. In addition, the applicant or any resident or property owner within the mailing radius may submit a written request to the Community Development Director for a call-up.
 - e. Appeals. If any interested party, or the applicant who filed the Design Review is dissatisfied with any requirement, ruling, finding or disapproval by the Community Development Director, he or she may file an appeal with the Planning Commission Secretary to have the case reviewed by the Planning Commission. The appeal shall contain a written statement of the grounds for the appeal. The filing must take place within ten (10) days following the Planning Commission's decision. If City Hall is closed on the tenth day, the deadline to file an appeal shall automatically extend to the next day City Hall is open to the public.
- F. Animal Enclosures and Related Activities. Animal enclosures include barns, stables, corrals, pens, coops, bins, chutes or other enclosures designed or used for the keeping or shelter of animals. These standards shall not apply to fenced pastures or other contained animal grazing or roaming areas.
- 1. Location. Roofed animal enclosures shall be set back a minimum of 75 feet from the front lot line and 35 feet from any dwelling or other building used for human habitation other than the dwelling of the owner.
 - 2. Size.
 - a. Unroofed animal enclosure areas shall not count towards floor area calculations, accessory structure size or lot coverage. Up to 800 square feet of roofed animal enclosures shall be exempt from floor area calculations and accessory structure size. In addition, roofed animal enclosures greater than 800 square feet and existing prior to May 1, 2018, shall be exempt from floor area calculations and accessory structure size.
 - b. Animal housing, premises and quarters must be of sufficient size, kept clean and in a sanitary condition, properly ventilated and in good repair at all times. Sufficient

size is defined as a minimum of 500 square feet of interior measurement of corral space and, for horses, each individual box stall must contain a minimum dimension of eight (8) feet in width and 12 feet in length.

3. Animal enclosures shall comply with all development standards of the land use district and adopted City codes.
4. Maintenance.
 - a. Water troughs shall be cleaned out weekly. Mosquito fish or other mosquito prevention measures shall be used in water troughs or in any standing water.
 - b. Vermin, flies, standing surface water, refuse, and manure must be controlled and not accumulate so as not to be a nuisance for adjacent properties. Property owner is subject to Chapter 8.12 (Property Maintenance) of the EMMC.
 - c. Site must control dust, fumes, odors, vapors and/or unsanitary conditions. Property owner is subject to Chapter 8.12 (Property Maintenance) of the EMMC.
 - d. Plugged in amplified noise on site relative to the operation of horses or large animals shall not be allowed.
5. Manure storage and disposal.
 - a. All manure disposal/storage shall be covered and protected from drainage flows, rain, and wind. Area used for non-containerized manure disposal/storage must cause no nuisance and be kept a minimum distance below and located so that it drains away from the neighboring property, facilities and water supplies.
 - b. Manure must be disposed off-site at a frequency that prevents overflowing of manure bin, or storage area, and which prevents strong odors, accumulation of flies, or vermin from creating a nuisance condition. Manure storage shall be located away from the street.
6. Trailer parking. Horse or large animal trailers shall be located outside of the required front yard setback. Trailer parking is prohibited within the public right-of-way. All parking shall comply with Chapter 17.50 (Parking Requirements) of this Title.
- G. Trees. All new development and additions more than ten (10) percent of the floor area on the site shall provide a minimum of one (1) tree within the required front setback for every 35 feet of street frontage. If a tree already exists within the required front setback, the applicant shall not be required to plant a new tree.
- H. Other Standards. For all other standards and requirements, refer to the base zone.

CHAPTER 17.24 – MULTIPLE-FAMILY DWELLING ZONES

Sections.

17.24.010 – Summary of the Zoning Districts.

17.24.020 – Purpose.

17.24.030 – Applicability

17.24.040 – Permitted Uses.

17.24.050 – Development Standards.

17.24.010 – Summary of the Multiple-Family Zoning Districts. (NEW)

- A. Low-density Multiple-family Dwelling Zone (R-2) – Consistent with the General Plan land use designation of Medium Low Density Residential. This zone allows for attached and detached single-family dwellings, attached products with four (4) or fewer units and Planned Residential Developments.
- B. Medium-density Multiple-family Dwelling Zone (R-3) – Consistent with the General Plan Land Use Designation of Medium Density Residential. This zone allows for apartments, townhouses and Planned Residential Developments (PRDs).
- C. High-density Multiple-family Dwelling Zone (R-4) – Consistent with the General Plan Land Use Designation of High Density Residential. This zone allows for the highest residential densities for apartments, townhouses, condominiums and PRDs.

17.24.020 – Purpose. (FULLY UPDATED)

- A. Provide a variety of multi-family residential dwellings ranging from suburban to more urban standards characterized by multi-story residential structures focused around common open space areas and other amenities to suit a spectrum of individual lifestyles and needs.
- B. Maintain the existing character of the City’s multiple-family residential neighborhoods, while providing new opportunities for unit additions and infill housing.
- C. Ensure that the scale and design of new development and alterations and additions to existing dwellings are compatible with the scale, mass and character of their neighborhoods, and protect adjacent properties from unreasonable obstruction of light and air.
- D. Provide for appropriate densities within the ranges established in the General Plan.
- E. Create opportunities to develop walkable neighborhoods in close proximity to commercial areas, recreational amenities and different modes of transit.

17.24.030 – Applicability. (NEW)

This Chapter identifies allowable land uses, permitted requirements and development standards for multi-family residential dwelling zones and applies to all areas in the City identified with the R-2, R-3, or R-4 on the City's Zoning Map.

17.24.040 – Permitted Uses. (FULLY UPDATED)

A. Table 17.24-1 below prescribes the land use regulations for Multiple-family Dwelling zoning districts. The regulations for the Multiple-family Dwelling zoning districts are established by letter designations listed below. Additional use-specific regulations are denoted in the right hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.

Table 17.24-1 – Permitted Uses – Multiple-family Dwelling Zones				
Land Use	R-2	R-3	R-4	Notes
Residential – Main Uses				
Residential dwellings, single-family, one (1) on a lot ²	P	P	P	
Residential dwellings, two-family, two (2) attached or detached on a lot ³	P	P	P	
Residential dwellings, multiple-family, three (3) or more attached or detached on a lot	P	P	P	
Manufactured housing	P	P	P	
Mobile home or trailer park	--	--	C	
Planned Residential Development (PRD)	PR	PR	PR	17.126
Senior housing	--	C	C	
Transitional or supportive housing	P	P	P	
Residential – Ancillary Uses				
Accessory Building	P	P	P	17.110.020
Accessory Dwelling Unit (ADU)	P	P	P	17.110.040
Accessory Dwelling Unit (ADU), Junior	P	P	P	17.110.040
Garage sales	P	P	P	5.44
Greenhouses or conservatories, private	P	P	P	
Home occupations	P	P	P	17.110.220
Lighted outdoor sporting field, private	MU	MU	MU	
Trailer, temporary	P	P	P	
Animals, husbandry products	C	C	C	
Community gardens	MU	MU	MU	

² Subject to the development standards of the R-1A zone.

³ Subject to the development standards of the R-2 zone.

Table 17.24-1 – Permitted Uses – Multiple-family Dwelling Zones (continued)				
Residential Care Uses	R-2	R-3	R-4	Notes
Boarding or rooming houses –				
With less than (7) residents	P	P	P	
With seven (7) or more residents	C	C	C	
Community care facility –				
Less than seven (7) residents	P	P	P	
Seven (7) or more residents	C	C	C	
Daycare homes, family –				
Small, for less than seven (7) children	P	P	P	
Large, for nine (9) to 14 children	P	P	P	
Elder care or adult daycare facility –				
Less than seven (7) residents	P	P	P	
Seven (7) or more residents	C	C	C	
Preschool –				
Less than nine (9) children	P	P	P	
Nine (9) or more children	C	C	C	
Public and Quasi-Public Uses				
Educational institutions, including elementary, junior, middle or high schools –				
Private	C	C	C	
Public	P	P	P	
Government or government related facility that provides a public service.	P	P	P	
Recreation facilities, private	C	C	C	
Recreation facilities, public	P	P	P	
Other Uses				
Religious Institutions	--	C	C	17.110.400
Philanthropic or charitable institutions	--	C	C	
Transitional parking	MU	MU	MU	
Transitional use	MU	MU	MU	17.110.500
Utility facility, public	C	C	C	
Wireless facility	See notes			17.90 and 17.92

Key:

“--” Not permitted.

“P” Permitted by-right. [Zoning Clearance Certificate required?]

“C” Permitted after review and approval of a Conditional Use Permit (CUP).

“MU” Permitted after review and approval of a Minor Use Permit (MUP).

“PR” Permitted after review and approval of a Planned Residential Development (PRD) Permit.

B. Unlisted permitted uses. Any land use not listed in Table 17.24-1 is not permitted in the R-2, R-3 or R-4 zones.

17.24.050 – Development Standards. (FULLY UPDATED)

A. Table 17.24-2 below prescribes the development standards for Multiple-family Dwelling Zones.

Table 17.24-2 – Development Standards – Multiple-family Dwelling Zones			
Development Standard	R-2	R-3	R-4
Land use description	Low-Medium Density Multi-Family	Medium Density Multi-Family	High Density Multi-Family
Maximum height ⁴	2 stories & 30 ft.	2 stories & 30 ft.	3 stories & 40 ft.
Yard Setbacks ⁵			
1 st story front	20 ft.	20 ft.	20 ft.
2 nd story front	An additional 2 ft. from the 1 st floor building wall line.		
Interior side	1 st story: 10 ft. 2 nd story: 12 ft.	1 st story: 10 ft. 2 nd story: 12 ft.	1 st story: 10 ft. 2 nd story: 12 ft.
Street side	1 st story: 10 ft. 2 nd story: 12 ft.	1 st story: 10 ft. 2 nd story: 12 ft.	1 st story: 10 ft. 2 nd story: 12 ft.
Rear	20 ft. if abutting R-1; Otherwise, 10 ft.		
Minimum Lot Dimensions			
Area	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Width	60 ft.	60 ft.	60 ft.
Width, cul-de-sac	35 ft.	35 ft.	35 ft.
Depth	100 ft.	100 ft.	100 ft.
Maximum Density			
≤100 ft. of frontage	1 unit/ 5,445 sq. ft.	1 unit/ 4,356 sq. ft.	1 unit/ 1,740 sq. ft.
101 to 150 ft.		1 unit/ 3,630 sq. ft.	
>150 ft. of frontage		1 unit/ 3,111 sq. ft.	

⁴ Refer to Section 17.60.020 for additional height exceptions and restrictions.

⁵ Refer to Section 17.60.130 for additional yard exceptions.

Table 17.24-2 – Development Standards – Multiple-family Dwelling Zones (continued)			
Maximum Floor Area Ratio ⁶	R-2	R-3	R-4
≤100 ft. of frontage	0.35	0.40	0.50
101 to 150 ft.	0.40	0.45	
>150 ft. of frontage		0.50	
Usable Open Space ⁷			
Overall	600 sq. ft./ unit	500 sq. ft./ unit	400 sq. ft./unit
Private	200 sq. ft./ unit	150 sq. ft./unit	100 sq. ft./unit
Common	N/A	N/A	N/A
Other Standards			
Maximum lot coverage	40%	45%	45%
Maximum length of building walls	80 ft. with an offset of 5 ft.	100 ft. with an offset of 5 ft.	120 ft. with an offset of 5 ft.
Minimum distance between dwellings	10 ft.	10 ft.	15 ft.
Minimum distance between other structures	6 ft.	6 ft.	6 ft.
Minimum dwelling size	Studio: 500 sq. ft. 1-bedroom: 600 sq. ft. 2-bedroom: 800 sq. ft. 3-bedroom: 1,000 sq. ft.	4-bedrooms: 1,200 sq. ft. Each additional bedroom: 100 sq. ft.	

B. Floor Area Ratio (FAR) Bonus: (NEW)

1. Eligible housing development projects must satisfy all of the following criteria:
 - a. The property shall be zoned R-3, R-4, C-O or C-2, or within ¼-mile of a Major Transit Stop and zoned C-3;
 - b. The property shall have a minimum area of 10,000 square feet; and
 - c. The project shall have a minimum of five (5) units.
2. The total maximum allowable FAR bonus for eligible projects shall be as follows:
 - a. The maximum bonus shall be 0.10 for properties zoned R-3.
 - b. The maximum bonus shall be 0.20 for properties zoned R-4 or C-O.
 - c. The maximum bonus shall be 0.25 for properties zoned C-2, or within ¼-mile of a Major Transit Stop and zoned C-3.

⁶ Refer to Section 17.24.050(B) for information on the City’s Floor Area Ratio (FAR) bonus.

⁷ Refer to Section 17.24.050(D) for additional information on Open Space standards.

3. Table 17.24-3 below provides a list of qualifying enhancements and the allowable FAR bonus:

Table 17.24-3 – Floor Area Ratio (FAR) Bonus		
Affordable Units ⁸		Bonus
1.	Reserve 10 percent of the units for moderate income households.	0.025
2.	In lieu of #1 above, reserve 15 percent of the units for moderate income households.	0.050
3.	Reserve 5 percent of the units for lower or very low income households.	0.050
4.	In lieu of #2 above, reserve 10 percent of the units for lower or very low income households.	0.075
	Total maximum bonus for affordable units:	0.075
Environmental		
5.	Demonstrate a minimum 40 percent of the energy demands for each unit comes from renewable sources.	0.025
6.	Provide visitor bicycle parking at a rate of 1 space per unit, up to 20 spaces.	0.025
7.	Provide electric charging stations at the rate of 1 for each garage. In addition, provide electric charging stations at a rate of 15 percent of the required guest parking spaces, or 2 spaces, whichever is greater.	0.025
8.	Cover a minimum 25 percent of roofed areas with vegetation, over a waterproofing membrane (i.e. green roofs).	0.050
9.	Achieve the Leadership in Energy and Environmental Design (LEED equivalent of Gold).	0.025
10.	In lieu of #9 above, achieve the LEED equivalent of Platinum.	0.050
	Total maximum bonus for environmental:	0.100
Open Space		
11.	Have a minimum 50 percent of the unit entrances face a street or a main common space area.	0.025
12.	Exceed the minimum overall open space requirement by 15 percent.	0.025
13.	Have 1 or more main common open space areas directly face a street.	0.025
	Total maximum bonus for open space:	0.050
Design and Massing		
14.	Limit the height of buildings to 1 story for units that face the street on properties zoned R-3.	0.025

⁸ In calculating the number of affordable units, fractions would be rounded up to the next whole number. For example, if a project had 38 units, ten (10) percent would be 3.8, rounded up to 4.0 units.

Table 17.24-3 – Floor Area Ratio (FAR) Bonus (continued)		
Design and Massing (continued)		Bonus
15.	Limit the height of buildings to 1 or 2 stories for units that face the street on properties zoned R-3 or C-O.	0.025
16.	Have upper stories of units that face the street step back a minimum 5 feet compared to the first story.	0.025
17.	Have porches make up a minimum 30 percent of the width of all units that face the street.	0.025
18.	For projects where a minimum 50 percent of the units are 1 and/or 2 stories in height, have the first story top plate a maximum 12 feet high and the second story top plate a maximum 20 feet high.	0.025
19.	Locate all garages at the rear or side of each unit, so the entrances are not visible from the street.	0.025
	Total maximum bonus for design and massing:	0.075
Other items		
20.	Consolidate 3 or more parcels.	0.015
21.	Incorporate public art on site.	0.015
22.	Incorporate up to 2 additional items as deemed appropriate by the Community Development Director, which exceed Zoning Code requirements related to this affordable units, environmental, open space and/or design and massing.	Up to 0.025 for each

D. Usable Open Space. **(FULLY UPDATED)**

1. Private open space:

- a. Private open space shall be provided for each unit as outlined in Table 17.24-2. Such space shall be directly accessible only from the unit which it serves.
- b. For properties zoned R-2 and R-3, contiguous private open space shall have a minimum dimension of ten (10) linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, it shall be enclosed by a fence or building walls on all sides.
- c. For other properties, contiguous private open space shall have a minimum dimension of six (6) linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, it shall be enclosed by a fence or building walls on all sides.

2. Common open space:

- a. General common open space shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, it shall have a minimum overall area of 500 square feet.

- b. Main common open space areas shall have a minimum dimension of 20 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, it shall have a minimum overall area of 1,000 square feet.
 - c. A minimum 75 percent of common open space areas shall be fully landscaped with irrigation. Street setbacks, driveways and walkways to unit entrances shall not count towards open space requirements.
3. Balconies and Recreation Rooms:
- a. For properties zoned R-2 and R-3, up to 25 percent of the overall open space may be in the form of balconies. When used as private open space, the balcony shall be directly accessible only from the unit which it serves.
 - b. For all other properties, up to 50 percent of the overall open space may be in the form of balconies. When used as private open space, the balcony shall be directly accessible only from the unit which it serves.
 - c. For properties zoned R-3 with ten (10) or more units, up to 600 square feet of the overall open space may be in the form of recreation rooms.
 - d. For properties zoned R-4, C-0 and C-2, or within one-quarter ($\frac{1}{4}$) mile of a Major Transit Stop and zoned C-3, up to 800 square feet of the overall open space may be in the form of recreation rooms.
- E. Undergrounding of Utilities. For all developments with five (5) or more dwelling units, all utility distribution lines including but not limited to electric, communication, natural gas and cable TV lines shall be placed underground.
- F. Lighting System. For all developments with three (3) or more dwelling units, an on-site lighting system shall be installed for all parking areas, vehicular access ways and along major walkways. Such lighting shall be directed onto driveways and walkways within the project and away from the dwelling units and adjacent properties.
- G. Other Development Standards. Table 17.24-4 on the following page denotes additional development standards found in other Chapters or Sections of this Title that apply to Multiple-family Dwelling Zones:

Table 17.24-4 – Other Development Standards	
Development Standard	Chapter or Section
Existing flag lots	17.60.010
Height exceptions and restrictions	17.60.020
Landscaping	17.72 and 17.74
Outdoor lighting	17.60.040
Parking	17.70
Private streets and private driveways	17.60.060
Refuse storage facilities	17.60.080
Screening	17.60.100
Walls, fences and hedges	17.60.120
Yard encroachments	17.60.130

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