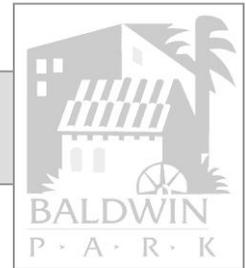


SUBCHAPTER 153.040 – RESIDENTIAL ZONES



Section Contents:

PART 1 Permitted Uses and Development Standards

- §153.040.010 Intent and Purpose
- §153.040.020 Use Regulations
- §153.040.030 Development Standards
- §153.040.040 Required Open Space
- §153.040.050 Flag Lots
- §153.040.060 Manufactured Housing
- §153.040.070 Accessory Structures
- §153.040.080 Vehicle Storage and Repair
- §153.040.090 Other Applicable Regulations

PART 2 Small-Lot Single-Family Developments

- §153.040.100 Intent and Purpose
- §153.040.110 Development Standards

PART 3 Housing Incentives

- §153.040.120 Intent and Purpose
- §153.040.130 Density Bonus Incentive
- §153.040.140 General Requirements
- §153.040.150 Development Standards
- §153.040.160 Resale and Rental Controls

PART 4 Mobile Home Parks

- §153.040.170 Intent and Purpose
- §153.040.180 Use Regulations
- §153.040.190 Development Standards

PART 1 – Permitted Uses and Development Standards

§ 153.040.010 – Intent and Purpose

Four residential zones are established to provide residents with comfortable, healthy, safe and pleasant living environments. These zones should be separated from incompatible and disruptive activities that may conflict with this purpose. The zones are designed to accommodate specific types of development approaches and housing to serve the needs of city residents.

A. Low-Density Single-Family Residential Zone (R-1-7,500)

The R-1-7,500 zone provides areas for the development of detached single-family dwelling units on lots greater than or equal to 7,500 square feet in size. The zone is intended to protect and stabilize desirable characteristics of single-family residential areas, including larger lot sizes and separation from incompatible land uses.

B. Single-Family Residential Zone (R-1)

The R-1 zone provides areas for the development of detached single-family dwelling units. The zone is also intended to protect and stabilize desirable characteristics of single-family residential areas.

C. Garden Multi-Family Residential Zone (R-G)

The R-G zone provides an environment suitable for both small-lot detached or attached dwelling units where more than one unit may be built on a lot. The intent is to promote desirable characteristics for medium-density neighborhoods.

D. High Density Multi-Family Residential Zone (R-3)

The R-3 zone provides opportunities for persons to live in small-lot single family developments and developments containing multiple units, such as apartments or condominiums with common open space and other shared amenities.

§ 153.040.020 – Use Regulations

- A. Permitted uses.** Table 153.040.020 identifies the permitted uses in all residential zones. Residential uses represent the primary permitted use, and only those additional uses that are complementary to and can exist in harmony with the residential character of each zone may be allowed as accessory or conditionally permitted uses, as indicated in Table 153.040.020.
- B. Conditional uses.** Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 153.040.020.
- C. Prohibited uses.** If a use is not specifically listed in Table 153.040.020, that use is prohibited. However, the Zoning Administrator shall have the authority to determine whether the proposed use shall be permitted based on the finding that the use is similar to and no more detrimental than a particular use permitted in the zone.

TABLE 153.040.020 Permitted and Conditionally Permitted Uses within Residential Zones	P CUP A --	Permitted use				Additional Regulations
		Conditional use permit required			Use not allowed	
Land Use	R-1- 7,500	R-1	R-G	R-3		
Accessory Dwelling Units	P	P	P	P	153.120 Part 11	
Accessory Dwelling Units- Junior	P	P			153.120 Part 11	
Accessory Structures	P	P	P	P	153.040.070	
Adult Day Care Facilities	CUP	CUP	CUP	CUP		
Boardinghouses	--	--	--	--		
Child Day Care Homes – Large Family	P	P	P	P	153.120 Part 6	
Child Day Care Homes – Small Family	P	P	P	P		
Condominiums	--	--	P	P	See Chapter 153.210, Part 2 – Design Review	
Dwellings, Duplex	--	--	P	P	See Chapter 153.210, Part 2 – Design Review	
Dwellings, Multi-Family	--	--	P	P	See Chapter 153.210, Part 2 – Design Review	
Dwellings, Single-Family	P	P	P	P	See Chapter 153.210, Part 2 – Design Review	
Educational Institutions, private	--	CUP	CUP	CUP	153.040.030	
Educational Institutions, public	P	P	P	P		
Home Occupations ¹	A	A	A	A	153.120 Part 8	
Hospitals	--	--	CUP	CUP	153.040.030	
Mobile Homes	P	P	P	P		
Mobile Home Parks	CUP	CUP	CUP	CUP	153.040 Part 4	
Off-Street Parking Facilities	CUP	CUP	CUP	CUP	153.150.040, 153.150.050	
Parking Lots (associated with nonresidential use)	CUP	CUP	CUP	CUP	153.160.050	
Places of Assembly	--	CUP	CUP	CUP	153.040.030	
Recreational Facilities	CUP	CUP	CUP	CUP		
Residential Care Homes (6 or fewer residents)	P	P	P	P		
Residential Care Facilities	CUP	CUP	CUP	CUP	153.040.030	

Notes: (1) A home occupation permit must be obtained from the Business License Department.

§ 153.040.030 – Development Standards

Table 153.040.030 identifies the development standards applicable to all development in residential zones. Certain developments may be subject to special conditions, as described here or referenced in Table 153.040.030.

A. Unique use standards. Permitted places of assembly, educational institutions, congregate living health facilities, hospitals and residential care facilities shall comply with the following standards:

1. All such uses shall have and maintain a minimum net lot area of one-half acre.
2. All such uses shall be located on lots that have a minimum lot width, lot depth and street frontage of 70 feet.
3. All such uses shall have and maintain a minimum side yard setback of 10 feet and a rear side yard setback of 20 feet.
4. All such uses shall have and maintain a minimum vehicular access driveway width of 20 feet.
5. The standard for minimum total square footage of accessory buildings indicated in § 153.040.070(A) shall not apply to these uses, provided that the use, size and placement of accessory buildings shall be subordinate and incidental to the main buildings, and subject to review through the conditional use permit process.

B. Hospitals. Hospitals shall have and maintain a minimum net lot area of one-half acre.

C. Residential additional setback. In the R-1-7,500 and R-1 zones, any exterior new structure, or addition to an existing structure, that exceeds one story in height and that faces any rear or side lot line shall be set back an additional 10 percent of the average lot width, up to a maximum required setback of 20 feet.

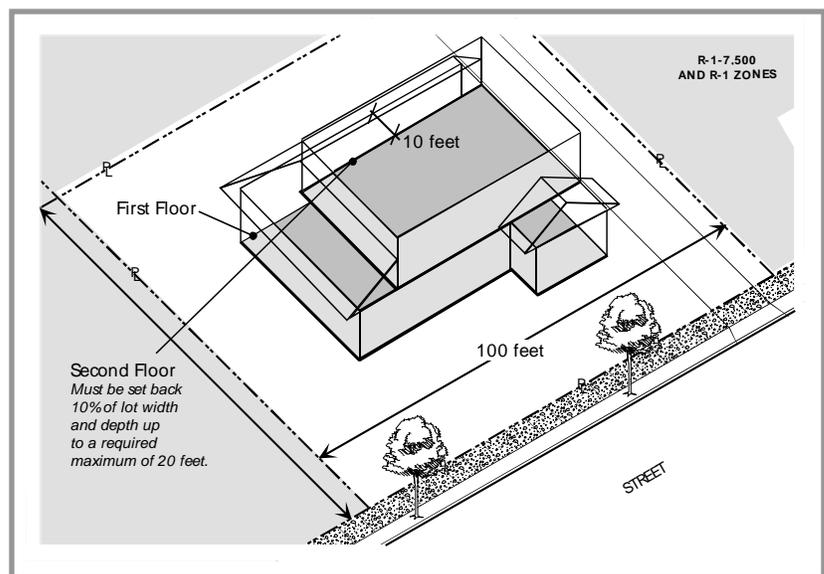


TABLE 153.040.030 Development Standards for Residential Zones					
Development Standards	R-1-7,500	R-1	R-G	R-3	Additional Regulations
Lot Area – Minimum	7,500 sf	5,000 sf	5,000 sf	5,000 sf	153.040 Part 2
Lot Depth – Minimum	50 ft	50 ft	50 ft	50 ft	
Lot Width – Minimum	50 ft	50 ft	50 ft	50 ft	
Lot Coverage – Maximum	40 %	45 %	50 %	60 %	
Front Yard Setback – Minimum					
General	20 ft	20 ft	15 ft	15 ft	153.130.030
Lot with a side entry garage	15 ft	15 ft	15 ft	15 ft	
Lot adjacent to R-1-7,500 or R-1 zone	20 ft	20 ft	20 ft	20 ft	
Side Yard Setback – Minimum					
General	5 ft	5 ft	10 ft	10 ft	153.130.030
Corner lot	10 ft	10 ft	15 ft	15 ft	
- with a side entry garage	20 ft	20 ft	10 ft	10 ft	
Reversed corner lot	15 ft	15 ft	15 ft	15 ft	
- with a side entry garage	20 ft	20 ft	10 ft	10 ft	
Lot adjacent to R-1-7,500 or R-1 zone	5 ft	5 ft	20 ft	20 ft	
Rear Yard Setback – Minimum					
General	20 ft	20 ft	10 ft	10 ft	153.130.030
Lot adjacent to R-1-7,500 or R-1 zone	20 ft	20 ft	20 ft	20 ft	
Open Space Area, Common – Minimum	--	--	250 sf/du	250 sf/du	153.040.040
Open Space Area, Private – Minimum	20% of net lot area	20% of net lot area	200 sf/du	200 sf/du	153.040.040
Density – Maximum	5.8 du/ac	8.7 du/ac	12 du/ac	20 du/ac	
Building Height – Maximum	27 ft	27 ft	27 ft	35 ft	153.130.040
Building Length – Maximum	--	--	125 ft	125 ft	
Building Width – Minimum	20 ft	20 ft	--	--	
Distance between Buildings – Minimum	--	--	10 ft	10 ft	
Floor Areas - Minimum					
Efficiency	--	--	500 sf	500 sf	
One Bedroom	900 sf	900 sf	700 sf	700 sf	
Two Bedrooms	1,050 sf	1,050 sf	900 sf	900 sf	
Three Bedrooms	1,200 sf	1,200 sf	1,100 sf	1,100 sf	
Each Additional Bedroom	200 sf	200 sf	200 sf	200 sf	

D. Multi-family residential rear lot line. A solid masonry, decorative wall shall be constructed and maintained along all side and rear lot lines of multi-family residential

lots pursuant to §153.130.060. This requirement can be waived through the design review process if deemed necessary and appropriate to achieve city safety and aesthetic goals.

§ 153.040.040 – Required Open Space

Maintaining open space areas provides recreational opportunities, allows sunlight to enter into living spaces and provides a spacious and inviting feel. The minimum required open space areas, as listed in Table 153.040.030, shall be maintained pursuant to these regulations.

- A. Residential open space.** The following regulations apply to required open space areas within all residentially zoned lots:
1. More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot.
 2. Required side or rear yard areas may be included in the calculated open space area but a required front yard area may not.
 3. Open space areas may not be located between a dwelling unit and the street.
 4. Open space areas shall be equally distributed for all dwelling units on a lot.
 5. Open space areas shall have no structural, parking, driveway or right-of-way encroachments except for swimming pools, spas and similar accessory uses used for recreational purposes.
- B. Private Open space minimum dimensions in R-1 and R-1-7,500.** Within R-1 and R-1-7,500 zoned lots, the minimum length and width of each open space area shall be 15 feet.
- C. Private open space regulations in R-G and R-3.** The following regulations apply to private open space areas within R-G and R-3 zoned lots:
1. The minimum length and width of each open space area shall be 10 feet.
 2. The minimum length and width of each open space area within small-lot single-family developments shall be 15 feet.
 3. The open space area for an individual dwelling unit shall be directly accessible to that dwelling unit.

4. Encroachments such as roofs and eaves may project into an open space area provided such encroachments observe a minimum vertical clearance of 8 feet. A minimum distance of 3 feet shall be maintained between any encroachment and any lot line, per the requirements contained in § 153.130.030 Permitted Projections into Required Yard Areas.

B. Common open space regulations in R-G and R-3. The following regulations apply to common open space areas within R-G and R-3 zoned lots:

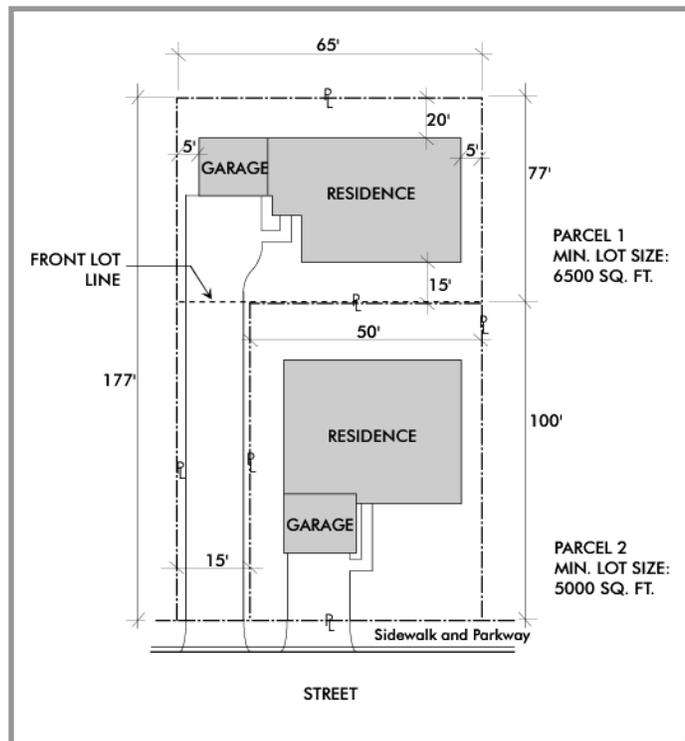
1. The minimum length and width of each open space area shall be 20 feet.
2. The common open space area shall be open and accessible to all residents.

§ 153.040.050 – Flag Lots

A. No new flag lots. As of the adoption of the ordinance amending this chapter, no new flag lots may be created.

B. Existing flag lots. Flag lots legally established prior to the adoption of the ordinance amending this chapter may remain in existence, provided such lots comply with the development standards set forth in part 1 of this subchapter, unless otherwise specified here.

1. The flag lot shall have a minimum lot area of 6,500 square feet.
2. The developable portion of the flag lot, exclusive of the staff of the lot, shall maintain a minimum area of 5,000 square feet.
3. The flag lot shall maintain a minimum street frontage and minimum flag staff width of 15 feet.
4. The flag lot shall have a minimum lot width of 65 feet.



5. The flag lot shall have a minimum front yard setback of 15 feet.
6. No portion of the flag lot shall be utilized to provide vehicular access to any other lot.

§ 153.040.060 – Manufactured Housing

Manufactured housing units shall comply with the following limitations and standards:

- A. **Single-family dwelling.** A manufactured housing unit shall be considered a single-family dwelling, and therefore is subject to the development standards set forth in part 1 of this subchapter, except as provided for within the development standards set forth in part 4 of this subchapter.
- B. **Certification and evidence.** If a mobile home was constructed after October 1, 1976, it shall be certified pursuant to the National Mobile Home Construction and Safety Standards Act of 1974, evidence of which shall be provided to the Director of Community Development in a manner approved by him/her.
- C. **Foundation.** A manufactured home shall be installed and maintained upon a permanent, continuous, exterior, masonry or concrete foundation.

§ 153.040.070 – Accessory Structures

- A. **All accessory structures.** The following regulations apply to all accessory structures:
 1. With the exception of an attached or detached garage, an accessory structure shall not be located in front of the main building or directly between the main building and the street.
 2. All accessory structures, including detached garages, may not be located within a required side or rear yard area if the required side or rear yard area is adjacent to a street or abuts an R-1-7,500 or R-1 zoned property.
 3. The total square footage of all non-parking-related accessory structures on a lot shall not exceed the lesser of these two quantities: 500 square feet or 50 percent of the ground floor of the main building.
 4. The height of an accessory structure shall not exceed one story or 15 feet.
 5. An accessory structure smaller than 250 square feet may be constructed of metal or similar material as approved by the City Planner.

6. All accessory structures shall be maintained in good condition. Any structure considered to be in disrepair, as determined by the Director of Community Development, shall be repaired, replaced or removed from the site.
 7. Guesthouses as accessory structures are prohibited.
 8. Bathrooms within accessory structures are prohibited.
- B. Detached accessory structures.** The following regulations apply to detached accessory structures:
1. Detached accessory structures shall be located at least 6 feet from the main building. A breezeway may span the space between the two structures.
 2. Detached accessory structures shall be located at least 5 feet from any property line.
 3. Detached accessory structures may not be located above a garage.
- C. Canopy structures.** The following regulations apply to canopy structures:
1. Canopy structures shall not be located within the view of a public right-of-way, front or side yard area or driveway.
 2. Canopy structures with a maximum projected canopy area of 200 square feet, maximum height of 8 feet and maximum length of 20 feet may be located within a rear yard area provided that it is fully screened by 6-foot high fencing or shrubs.
 3. Reflective, mirrored type covering material shall be prohibited.
 4. A temporary use permit may be obtained pursuant to subchapter 153.210, Administrative Procedures, for the placement of a canopy once a year per property for a period not exceeding 5 days.

§ 153.040.080 – Vehicle Storage and Repair

- A. Recreational vehicle parking.** No person shall store or park any boat, trailer, camper shell or recreational vehicle, or parts thereof, on any required front yard area in a R-1-7,500 or R-1 zoned lot. A boat, trailer, camper shell or recreational vehicle, or parts thereof, may be stored or parked on a pervious surface within a side yard area provided that a lawfully installed, permanently maintained, 6-foot wall or fence provides a screen from abutting property and the public right-of-way. A temporary use permit may be obtained pursuant to subchapter 153.210, Administrative Procedures, which allows a recreational vehicle to be parked within a front yard area once a year per property for a period not exceeding 60 days.
- B. Vehicle repair.** The following restrictions shall apply to vehicle repair activities:
1. A maximum of one vehicle may be repaired at any time.
 2. The vehicle being repaired must be currently registered with the California Department of Motor Vehicles at the property where the repair is being performed. Repairs made to any other vehicles, whether or not for compensation of any kind, are expressly prohibited.
 3. Repair activity shall be performed only between the 7:00 A.M. and 8:00 P.M.
 4. Tools, motor vehicle parts, supplies or equipment shall be stored such that they are not visible from a public right-of-way or adjoining property, upon completion of repair work.
 5. All fluids, liquids and other products that are taken out of a motor vehicle or used in conjunction with any repair work shall be lawfully disposed of. In no instance shall these products or substances drain or spill onto adjoining properties or into a public right-of-way, storm drain or sewer system.
 6. Storage of inoperable vehicles is prohibited at any time except in an enclosed storage facility approved by the Building and Planning Divisions.
- C. Major repairs of motor vehicles.** The following restrictions shall apply to all major repairs of motor vehicles including, but not limited to, disassembling, installing or rebuilding an engine block, transmission, seats, suspension system, emission control system or drive train or performing bodywork.
1. Repairs shall only be conducted in a completely enclosed garage or rear yard area provided that the yard is completely enclosed by a lawfully constructed 6-

foot tall fence which screens the area from view of any public right-of-way and adjoining properties. Major repairs of a vehicle in any other area are prohibited.

2. Major repair to any one vehicle shall not exceed 5 calendar days in any 30-day period.

D. Minor repairs of motor vehicles. The following restrictions shall apply to all minor repairs of motor vehicles including all repair activities not considered as major repairs:

1. The repair shall be performed only on a paved driveway or on a parking space. The repair of a motor vehicle on any front or side yard area is expressly prohibited.
2. Repairs may be conducted in a completely enclosed garage or outdoor rear yard area provided the area is completely enclosed by a lawfully constructed, 6-foot tall fence which screens the yard from view of any public right-of-way and adjoining properties. Minor repairs of a vehicle in any other area are prohibited.
3. Repair to any one vehicle shall not exceed 2 calendar days in any 30-day period.

§ 153.040.090 – Other Applicable Regulations

In addition to the requirements contained in part 1 of this subchapter, Residential Zones, regulations contained in the following subchapters of this chapter may apply to development in residential zones:

- 153.120 – Standards for Specific Land Uses and Activities
- 153.130 – Site Planning and General Development Standards
- 153.140 – Performance Standards
- 153.150 – Off-Street Parking and Loading
- 153.160 – Landscaping Standards
- 153.170 – Sign Regulations
- 153.180 – Antennas and Other Telecommunication Facilities
- 153.200 – Nonconforming Lots, Structures and Uses
- 153.210 – Administrative Procedures

PART 2 – Small-Lot Single-Family Developments

§ 153.040.100 – Intent and Purpose

Small-lot single-family developments within the R-G and R-3 multi-family residential zones will provide opportunities for affordable, detached single-family residential development at densities greater than in the R-1-7,500 and R-1 zones. Development standards will ensure architecturally appealing design with traditional residential features and adequate open space areas.

§ 153.040.110 – Development Standards

Table 153.040.090 identifies the development standards applicable to small-lot single-family developments in the R-G and R-3 zones. Such developments shall comply with special conditions as described here and with all other standards and regulations set forth in part 1 of this subchapter.

- A. **Private and public streets.** Private streets shall be permitted, provided street width and design conform to requirements applied by various city departments. At a minimum, private streets with parking on one side shall measure no less than 28 feet in width curb-to-curb, with required parkways provided as additional width and private streets with parking on both sides shall measure no less than 34 feet in width. Public streets shall conform with the city's street standard manual.
- B. **No gated entries.** Gated entries into small-lot single-family developments are prohibited.
- C. **Design Guidelines Manual.** Small-lot single-family developments shall comply with applicable Design Guidelines Manual adopted by the city.

TABLE 153.040.110 Development Standards for Small-Lot Single-Family Developments			
Development Standards	R-G	R-3	Additional Regulations
Development Site Area – Minimum	40,000 sf	30,000 sf	
Lot Area – Minimum	4,000 sf	3,000 sf	
Lot Depth – Minimum	80 ft	70 ft	
Lot Width – Minimum	38 ft	30 ft	
Lot Coverage – Maximum	60 %	65 %	
Front Yard Setback – Minimum ¹			
General	10 ft	10 ft	153.130.030
Lot adjacent to R-1-7,500 or R-1	15 ft	12 ft	
Side Yard Setback – Minimum			
General – Aggregate of all side yards	10 ft	8 ft	153.130.030
Corner lot	8 ft	8 ft	
Reversed corner lot	10 ft	10 ft	
Rear Yard Setback – Minimum	10 ft	10 ft	153.130.030
Open Space Area, Private – Minimum	15% net lot area	15% net lot area	153.040.030
Distance between Buildings – Minimum	10 ft	8 ft	

- (1) All garage faces must be set back a minimum of 20 feet from the front or side yard, whichever yard from which access is obtained, except garages with roll-up doors are permitted a minimum setback of 18 feet from the front or side yard.

PART 3 – Housing Incentives

§ 153.040.120 – Intent and Purpose

These standards establish development policies that assist in the provision of affordable housing for low- and moderate-income households.

§ 153.040.130 – Density Bonus Incentive

Density bonus shall be granted if a development meets California Government Code § 65915.

§ 153.040.140 – General Requirements

- A. Conditional use permit.** A conditional use permit is required for any project in which agreement with the city is entered pursuant to California Government Code § 65915. The permit shall be obtained prior to the effective date of such agreement.
- B. Development plan.** A development plan submittal is required which shall contain the following:
1. Location of dwelling units within the project intended for affordable housing.
 2. Total number of rental dwelling units and for-sale dwelling units within the project.
 3. Proposed rent schedules and/or sale prices.

§ 153.040.150 – Development Standards

Affordable housing units permitted by such density incentives shall comply with the following development standards:

- A. Location/dispersal of units.** Affordable housing units shall be reasonably dispersed throughout the project.
- B. Average number of bedrooms.** The average number of bedrooms per designated affordable housing dwelling unit shall be consistent with the average number of bedrooms per unit in the project.
- C. Harmonious design.** Affordable housing units shall be designed harmoniously with the architectural styles of other units in the project.

§ 153.040.160 – Resale and Rental Controls

- A. Recording, covenant and city review.** An agreement shall be recorded in the County Recorder's office and shall constitute a covenant running with the land. The agreement shall ensure continued affordability of all low- and very low income units that qualified for a density bonus award for 30 years or a longer period of time pursuant to California Government Code § 65915. Individual, affordable, for-sale housing units shall be owner-occupied. Upon change in ownership of an affordable housing unit, notice shall be given to the city. The city shall review each owner proposed to occupy an affordable housing unit to determine eligibility of such owner.
- B. City's right of refusal.** The city shall have the right of refusal to lease affordable rental housing units. The city shall assign units to prospective tenants determined to be eligible

by the city. Upon subsequent termination of tenancy, the right of refusal shall revert to the city for subsequent assignment to an eligible tenant.

PART 4 – Mobile Home Parks

§ 153.040.170 – Intent and Purpose

These standards provide for the regulation and control of the construction, development or expansion of mobile home parks.

§ 153.040.180 – Use Regulations

- A. Conditional use permit.** The construction, development or expansion of a mobile home park requires the issuance of a conditional use permit.
- B. Accessory structures and facilities.** All accessory structures, recreation buildings and other facilities for the sole use of the occupants of the mobile home park are permitted.

§ 153.040.190 – Development Standards

- A. Mobile home park construction, development and expansion.** The construction, development or expansion of mobile home parks shall comply with the following development standards:
 - 1. The development site area shall be 2 acres gross.
 - 2. The minimum front yard setback shall be 15 feet, and such setback shall be landscaped with live plant materials.
 - 3. The minimum side yard setback shall be 5 feet and the minimum street side yard setback shall be 10 feet, and such setbacks shall be landscaped with live plant materials.
 - 4. The minimum rear yard setback shall be 20 feet, and such setback shall be landscaped with live plant materials.
 - 5. Each mobile home park shall provide walls and fences as required by subchapter 153.130, Site Planning and General Development Standards.
 - 6. Lighting facilities for safety and security purposes shall be provided within each mobile home park.

7. Each mobile home park shall provide a minimum of 50 cubic feet of storage for each dwelling unit.
 8. Refuse storage areas shall be provided in accordance with subchapter 153.130, Site Planning and General Development Standards, and as follows:
 - a. To accommodate up to 6 dwelling units, the refuse storage area shall be at least 25 square feet.
 - b. To accommodate greater than 6 dwelling units, an extra 2 square feet per dwelling unit shall be added to the refuse storage area.
 - c. For mobile home parks supplied with a trash compactor device, the required areas set forth in (1) and (2) above may be reduced by 50 percent.
 - d. The Planning Division shall approve the specific locations of refuse storage areas and trash pickup areas.
- B. Mobile home lot construction, development, and expansion.** The construction, development or expansion of each individual mobile home lot shall comply with the following development standards:
1. The minimum lot area shall be 2,500 square feet.
 2. Each mobile home lot shall have two parking spaces, one of which shall be covered. Tandem parking spaces are permitted.
 3. Excluding yard areas, each mobile home lot shall have a minimum of 300 square feet of landscaped open space as follows:
 - a. A minimum of 200 square feet of private open space shall be maintained directly adjacent to each mobile home.
 - b. A minimum of 100 square feet of common open space per dwelling unit shall be centrally located on the site.