



# COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

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## GENERALIZED REQUIREMENTS FOR RESIDENTIAL ZONES

ZONE		PRIMARY USES PERMITTED	SITE DEVELOPMENT STANDARDS									
			MINIMUM LOT			MINIMUM BLDG SETBACKS <sup>8</sup>				MAX HEIGHT <sup>10</sup> (Feet)	DENSITY – MAXIMUM <sup>1,11</sup>	MAX LOT COVERAGE
			AREA (Sq. Ft.) - per dwelling	WIDTH (Feet)	DEPTH (Feet)	FRONT <sup>7,14,16</sup> (Feet)	SIDES <sup>5,14</sup> (Feet)	STREET SIDE <sup>5,14</sup> (Feet)	REAR <sup>5,14</sup> (Feet)			
RA-5	Residential Agricultural	One Family dwelling, Agricultural Area	5 Acres <sup>2,9</sup>	300 <sup>2</sup>	500 <sup>2</sup>	40 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	25 <sup>2</sup>	35 <sup>1</sup>	0.2	30%
RC <sup>12</sup>	Residential Conservation	One Family dwelling, Environmentally Sensitive Areas	Varies <sup>2</sup>	130 <sup>2,12</sup>	100 <sup>2,12</sup>	30 <sup>2,6</sup>	25 <sup>2</sup>	25 <sup>2</sup>	25 <sup>2</sup>	20	0.5	N/A
RR	Rural Residential	One Family Dwelling, Livestock	20,000	100 <sup>13</sup>	150	30	20	20	100	35	2.1	30%
RE	Residential Estate	General Agriculture, One Family Dwelling Per Lot	1 Acre	130 <sup>13</sup>	150	30	25	25	30	35	1	30%
R-1-1/2 acre	Single Family Residential	One Family Dwelling	21,780	125 <sup>13</sup>	150	30 <sup>4</sup>	20 <sup>3</sup>	-	35	35	2	30%
R-1-13000	Single Family Residential	One Family Dwelling	13,000	100 <sup>13</sup>	110	25 <sup>4</sup>	15 <sup>3</sup>	-	30	35	3.4	30%
R-1-10500	Single Family Residential	One Family Dwelling	10,500	90 <sup>13</sup>	110	25 <sup>4</sup>	10/15 <sup>3</sup>	-	25	35	4.1	35%
R-1-8500	Single Family Residential	One Family Dwelling	8,500	80 <sup>13</sup>	100	25 <sup>4</sup>	12.5/7.5 <sup>3</sup>	-	25	35	5.1	35%
R-1-7000	Single Family Residential	One Family Dwelling	7,000	60 <sup>13</sup>	100	20 <sup>4</sup>	10/7.5 <sup>3</sup>	-	25	35	6.2	40%
R-3-4000	Multi-Family Residential	Multiple Family Dwelling (Minimum Lot Area per Parent Parcel - 1 acre)	4,000	80	150	25	10	-	20	30 <sup>2</sup>	10.9	-
R-3-3000	Multi-Family Residential	Multiple Family Dwelling (Minimum Lot Area per Parent Parcel - 1 acre)	3,000	80	150	25	10	-	20	30 <sup>2</sup>	14.5	-
R-3-2500	Multi-Family Residential	Multiple Family Dwelling (Minimum Lot Area per Parent Parcel - 1 acre)	2,500	80	100	20	10	-	20	30 <sup>2</sup>	17.4	-
R-3-2000	Multi-Family Residential	Multiple Family Dwelling (Minimum Lot Area per Parent Parcel - 1 acre)	2,000	80	100	15	7.5/10	-	15	30 <sup>2</sup>	21.8	-
R-3-1500	Multi-Family Residential	Multiple Family Dwelling (Minimum Lot Area per Parent Parcel - 1 acre)	1,500	80	100	15	7.5/10	-	15	30 <sup>2</sup>	29	-
R-4	Multi-Family Residential	Multiple Family Dwelling (Minimum Lot Area per Parent Parcel - 1 acre)	1,000	100	150	15	7.5/10	-	10	50	40	-

1. See Section 19.100.060 A (Additional Density). Gross Acreage means streets are included for density purposes. Notwithstanding allowable density in a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth, and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation, or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to 5 feet.
4. Front Setback Exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).
5. Side and Rear Setback Exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).
6. No lot that fronts into Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than fifty feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than 5 feet to any retaining wall exceeding 2 feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than 5 acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Also see 19.100.060 A (Additional Density). Project density may be greater in a Planned Residential Development.
12. See section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves, and corridor lots.
14. For Multi-Family Residential Zones: Whenever a Height Overlay Zone has been applied to allow a structure to exceed two stories in height, the front, side, and rear yards shall be increased by 2.5 feet for each story in excess of two stories, except as otherwise stated in this footnote. No building or building portion of two stories or higher may be located within 50 feet of any side or rear property line that abuts property in an RA, RC, RR, RE, or R-1 Zone; in such instance for each story in excess of two, the setback shall increase by 10 feet.
15. For a development of three acres or greater, up to 60 percent of the units may be in buildings up to three stories, 40 feet maximum height subject to Planning Commission approval. Applicable to R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500 (all 2 stories maximum).
16. 35 foot full landscaped front yards are required along all arterial streets, 88 feet wide or greater as shown on the Circulation Map of the City's General Plan. This setback may be reduced to 25 feet for single-story multiple-family development along arterial streets.