

Article 2. - Residential Districts

Sec. 9-2.201. - Purpose.

- (a) The specific purposes of the "Residential" Districts are to:
 - (1) Maintain and enhance the city's neighborhoods.
 - (2) Ensure the provision of services and facilities needed to accommodate planned population densities.
 - (3) Provide a basis for the evaluation of development proposals for appropriate densities within the given ranges.
 - (4) Implement and provide appropriate regulations for General Plan classifications of "Residential Ranchette", "Residential Estate", "Residential Single Family", "Residential Medium Density", and "Residential High Density".
- (b) Additional purposes of each "Residential" District:
 - (1) *Residential Ranchette (RR)*. To provide areas for large-lot developments with a minimum parcel size of ten (10) acres and one single-family residence per lot, with a maximum residential density of one-tenth (.10) dwelling units per acre. This designation applies to areas located north of the developed portions of the community along Highway 198/33. Equestrian-oriented developments with public linkages to trail systems are strongly encouraged in this designation.
 - (2) *Residential Estate (RE)*. To provide areas for large-lot developments containing one single-family residence per lot, with residential densities ranging from over two-tenths (.20) to two (2) dwelling units per acre. This designation applies largely to areas to the east and south of developed portions of the City and is intended to serve as a buffer between higher density urban areas and agricultural lands. Clustering development is encouraged in this land use designation to preserve natural features and/or provide community amenities (including parks and trails).
 - (3) *Residential Single Family (RSF)*. To provide areas for traditional single-family homes with a residential density ranging from over two (2) to five (5) dwelling units per acre. Development requires a full range of urban services and public improvements. Development on large parcels should be in areas with minimal environmental constraints. The use of clustering techniques is encouraged.
 - (4) *Residential Traditional Neighborhood (RT)*. To accommodate low to medium densities and more varied forms of residential development, including small-lot single-family homes and detached zero lot line developments with a maximum residential density of five (5) dwelling units per acre. This designation is intended to accommodate development in the compact residential neighborhoods in the historic central areas of the city. The designation can also be applied to newer outlying development to provide for a transition from lower-density residential neighborhoods to medium-density multi-family areas.
 - (5) *Residential Medium Density (RMD)*. To accommodate a variety of housing types, such as small-lot single-family homes, detached zero lot line developments, duplexes, townhouses, and garden apartments with a maximum residential density of fifteen (15) dwelling units per net acre. Common amenities such as pools, landscaping, tot lots, trails and open space should be included. This district provides for a transition from lower-density residential neighborhoods to higher-density multi-family development and commercial areas.
 - (6) *Residential High Density (RHD)*. This classification is intended to accommodate attached homes, two- to four-plexes, apartment buildings, and condominiums with a maximum residential density twenty (25) units per net acre. Common amenities such as pools, landscaping, tot lots, trails and open space should be included.

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-2.202. - Land use regulations.

(a) Table 2.3 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:

- (1) "Yes" designates permitted uses.
- (2) "CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.
- (3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
- (4) "No" designates uses that are not permitted.

(b) Land use classifications are defined in Chapter 1, Article 2 Definitions. In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Department, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this title.

Table 2.3: Land Use Regulations - Residential Districts							
Use Classifications	RR	RE	RSF	RT	RMD	RHD	Additional Notes and Regulations
Residential Uses							
Single Family Dwelling	See subclassifications below						
Attached	No	No	No	Yes	Yes	Yes	
Detached	Yes	Yes	Yes	Yes	Yes	Yes	
Multiple Residence	No	No	No	No	Yes	Yes	
Family Day Care Home	See subclassifications below						
Small	Yes	Yes	Yes	Yes	Yes	Yes	
Large	CUP	CUP	CUP	CUP	CUP	CUP	Section 9-5-110, Family Day Care Home
Residential Care Facility (six or less persons)	Yes	Yes	Yes	Yes	Yes	Yes	

Residential Care Facilities (seven or more persons)	No	No	No	CUP	CUP	CUP	
Group Home	See subclassifications below.						
Six or fewer residents	No	No	No	No	Yes	Yes	
Seven or more residents	No	No	No	No	CUP	CUP	
Mobile Home Parks	No	No	CUP	CUP	CUP	CUP	Section 9-5.115, Mobile Home Parks. Limited to sites with a minimum gross site area of ten (10) acres.
Single Room Occupancy Facilities	No	No	No	No	No	CUP	Section 9-5.122, Single Room Occupancy Facilities
Transitional and Supportive Housing	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.127, Transitional and Supportive Housing
Public and Semi-Public Uses							
Clubs and Lodges	No	No	No	No	No	CUP	Section 9-5.103, Alcoholic Beverage Sales
Cultural Institutions	No	No	No	No	CUP	CUP	
Community Center	CUP	CUP	CUP	CUP	Yes	Yes	
Elderly and Long-term Care	No	No	No	No	CUP	Yes	
Hospitals and Clinics	No	No	No	No	CUP	CUP	Limited to 2,500 square feet in size.
Park and Recreation Facilities, Public	Yes	Yes	Yes	Yes	Yes	Yes	
Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Residential Care	No	No	No	CUP	CUP	CUP	Section 9-5.120, Residential Care

Facilities, General							Facilities
Schools, Public or Private	CUP	CUP	CUP	Yes	Yes	Yes	
Emergency Shelters	No	No	No	No	No	CUP	Section 9-5.109, Emergency Shelters
Commercial Uses							
Eating and Drinking Establishments	See subclassifications below						
Coffee Shops/Cafes	No	No	No	No	No	CUP(1)	See Footnote
Restaurants	No	No	No	No	No	CUP(1)	Section 9-5.103, Alcoholic Beverage Sales
Transportation, Communication, and Utilities Uses							
Telecommunications Facilities	See subclassifications below						
New Antenna and Transmission Facilities	No	No	No	No	CUP	CUP	Section 9-5.125, Telecommunications Facilities
Modifications to existing Antenna and Transmission Facilities	No	No	No	No	Yes	Yes	
Utilities, Minor	Yes	Yes	Yes	Yes	Yes	Yes	
Agricultural and Extractive Uses							
Crop Cultivation	Yes	Yes	Yes	Yes	Yes	Yes	Limited to non-commercial orchards and flower and vegetable gardens.
Other Applicable Types							
Accessory Uses and	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.101, Accessory Uses

Structures, excluding Second Dwelling Units							and Structures
Animal Keeping	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.104, Animal Keeping
Home Occupations	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.113, Home Occupations
Second Dwelling Unit	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.121, Second Dwelling Units
Nonconforming Use	Chapter 6, Article 2, Non-Conforming Uses and Structures						
Temporary Use	Chapter 6, Article 6, Temporary Uses						
<p>Specific Limitations:</p> <ol style="list-style-type: none"> 1. Limited to a restaurant or café/coffee shop accessory to a mobile home court or a private club or lodge when such use has no direct access off a public street and accommodates only residents, members, or their guests. 2. Supportive and transitional housing shall be subject to those use restriction that apply to other residential dwellings of the same type in the same zoning district. For example, such housing structured as single-family is permitted in all residential zones, whereas transitional and supportive housing structured as multi-family is limited to the RMD and RHD residential zoning districts. 							

Specific Limitations:

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-2.203. - Development regulations.

(a) *Base development regulations.* Table 2.4 prescribes the development standards for Residential Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this chapter, while individual letters refer to subsections that directly follow the table.

Table 2.4: Development Regulations - Residential Districts							
Standard	RR	RE	RSF	RT	RMD	RHD	Additional Notes and Regulations
Lot and Density Standards							

Minimum Lot Area (acres or sq. ft.)	10 acres	10,000 s.f.	6,000 s.f.	4,500 s.f.	4,500 s.f.	7,500 s.f.	Section 9-2.203(b)(1), Reduced Minimum Lot Size, Width, and Depth
Minimum Lot Width (ft.)	100 ft.	100 ft.	60 ft.	50 ft.	50 ft.	60 ft.	
Minimum Lot Depth (ft.)	100 ft.	100 ft.	75 ft.	75 ft.	75 ft.	75 ft.	
Maximum Density (units/net acre)	0.10 du/acre	2.0 du/acre	5.0 du/acre	5.0 du/acre	15.0 du/acre	25.0 du/acre	Chapter 6, Article 13, Density Bonus
Building Form and Location							
Maximum Height	2 stories/25 ft.	2 stories/25 ft.	2 stories/25 ft.	2 stories/25 ft.	2½ stories/40 ft.	50 ft.	Section 9-4.205, Heights and Height Exceptions
Minimum Yards (ft)							
Residence (front)	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.	Section 9-2.203(b), Additional Development Regulations, Chapter 4, Article 1, Measurements and Determinations, and Section 9-4.201, Building Projections Into Yards
Porch (front)	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.	
Garage (front)	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	
Interior Side	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Street	10 ft.	10 ft.	10 ft.	8 ft.	10 ft.	10 ft.	

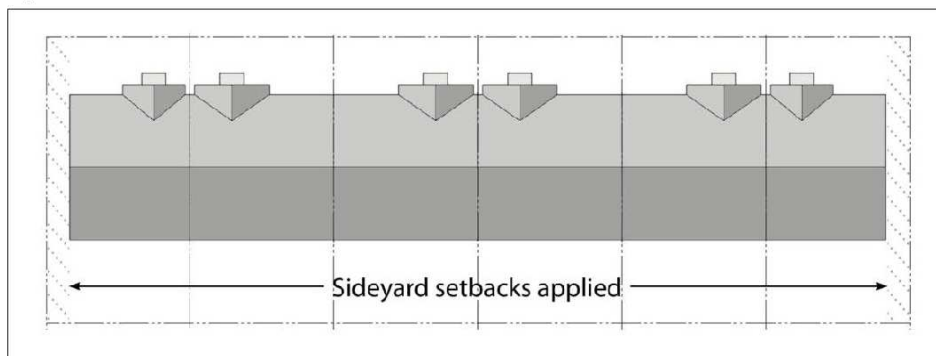
Side							
Rear	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	
Second Dwelling Unit Side	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	Section 9-5.121, Second Dwelling Units
Second Dwelling Unit Rear	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Maximum Building Coverage (% of lot)	n/a	35 %	45 %	50 %	50 %	60 %	
Minimum Courtyard Dimension	n/a	n/a	n/a	20 ft.	20 ft.	20 ft.	
Additional Standards							
Private Open Space (sq. ft. per unit)	n/a	n/a	n/a	100 sq. ft./ unit	75 sq. ft./ unit	50 sq. ft./ unit	Section 9-2.203(c)(4), Open Space and Pedestrian Connections, and Section 9-2.203(c)(5), Minimum Courtyard Dimensions
Common Open Space (sq. ft. per unit)	n/a	n/a	n/a	n/a	100 sq. ft./ unit	100 sq. ft./ unit	

(b) *Additional development regulations.*

- (1) *Reduced lot area, width, and depth.* Reduced lot area, width, and depth are allowed with cluster developments in all Zoning Districts, provided the overall maximum density does not exceed the standards. Deed restrictions shall be filed on each property to ensure the overall maximum density is not exceeded through future subdivision or development.

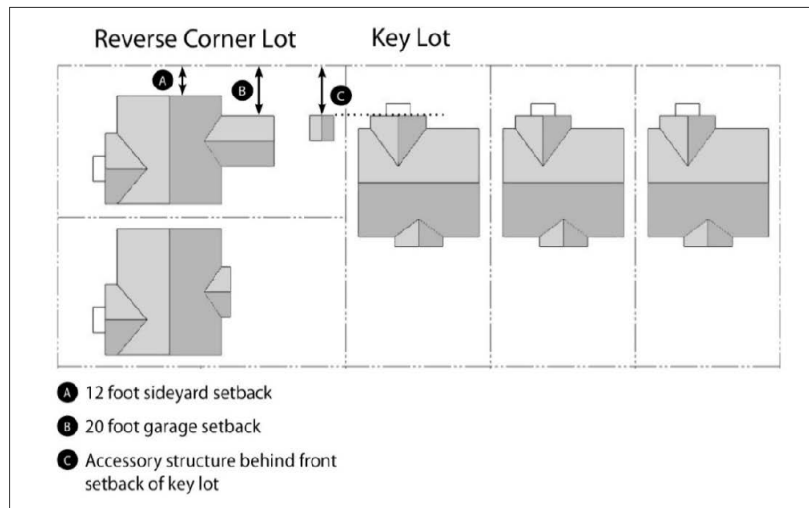
- a. *Narrow lots.* For lots less than 100 feet in width, each side yard shall be a minimum of ten (10) percent of the lot width, or five (5) feet, whichever is greater.
 - b. *Coverage exception.* Greater coverage on individual lots may be allowed with clustered development provided the overall site coverage of the entire development does not exceed the standard.
- (1) *Front yards or setbacks.* Where more than 60 percent of such portion of the lineal frontage of lots improved with residential buildings within any block is comprised of lots with less than the minimum front yard requirement, then the minimum front yard requirement for other residential buildings in such block may be reduced to the average of the actual front yards of all of the lots in such block with existing residential buildings, counting those which have front yards of greater depth than the minimum requirement.
 - (2) *Existing structures.* When the existing side yard setback is less than required in this title, additions to such structures may conform to the existing setback, provided that the addition does not encroach closer to the property line than the existing structure.
 - (3) *Attached single-family dwellings.* Required setbacks apply to the ends of rows of attached single-family dwellings (examples of attached single-family dwellings include duplexes, triplexes, and townhouses).

Figure 2.1



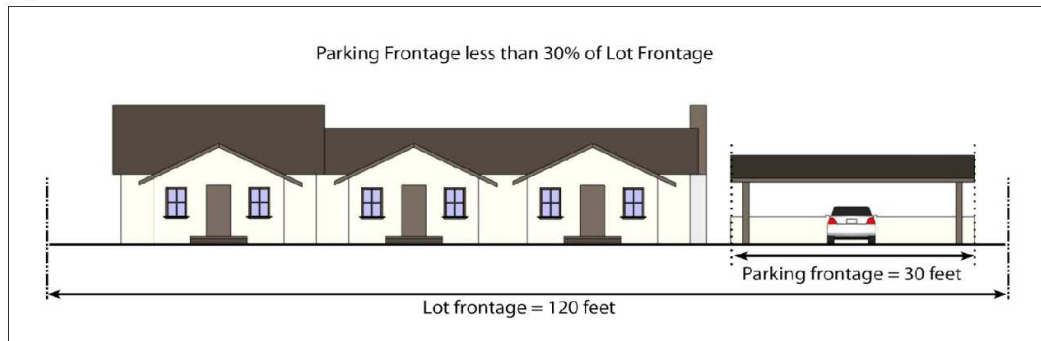
- (4) *Street side yard - reversed corner lots.* Reversed corner lots shall have a minimum street side yard width of twelve (12) feet or the required front yard requirement of the lot in the rear (key lot), whichever is less. The setback shall be twenty (20) feet for garages accessed from the side street. No accessory structure shall project beyond the extension of the required front yard line of the lot in the rear (key lot).

Figure 2.2



- (5) *Increased yard for certain institutional uses.* Any building erected or used for a school, government, or other institutional use mentioned elsewhere in this chapter, shall be located at least fifteen (15) feet from any Residential district, notwithstanding any lesser requirement in the district where located, provided such building shall not be required to be located more than five (5) feet from any lot line adjacent to any alley. The Planning Commission may waive this requirement for accessory buildings to provide reasonable accommodation.
 - (6) *Rear yards.* In RMD and RHD districts, open space with a minimum dimension of ten (10) feet exclusive of setbacks, parking, driveways, or other designated use and is provided other than on the rear one-third of the lot, shall be considered as a credit against this requirement. In multiple-family projects, no vehicle parking facilities or driveways shall be permitted to occur in the required 750 square feet. This requirement may be modified with a Conditional Use Permit when the City Council finds that sufficient private open area has been provided with the overall development for the outdoor enjoyment of the development's residents.
- (c) *Residential multi-family development regulations.* Each multiple family residential project with two (2) or more dwelling units on a single lot shall be developed in accordance with the following standards.
- (1) *Parking and garage frontage limitation.* The total frontage of parking areas visible from the street, including open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed thirty (30) percent of the lot frontage. The Community Development Director may approve a modification to this standard where existing development patterns or topographic features make it infeasible to limit parking and garage frontage to thirty (30) percent of lot frontage. Parking areas not visible from the street are not subject to this limitation.

Figure 2.3



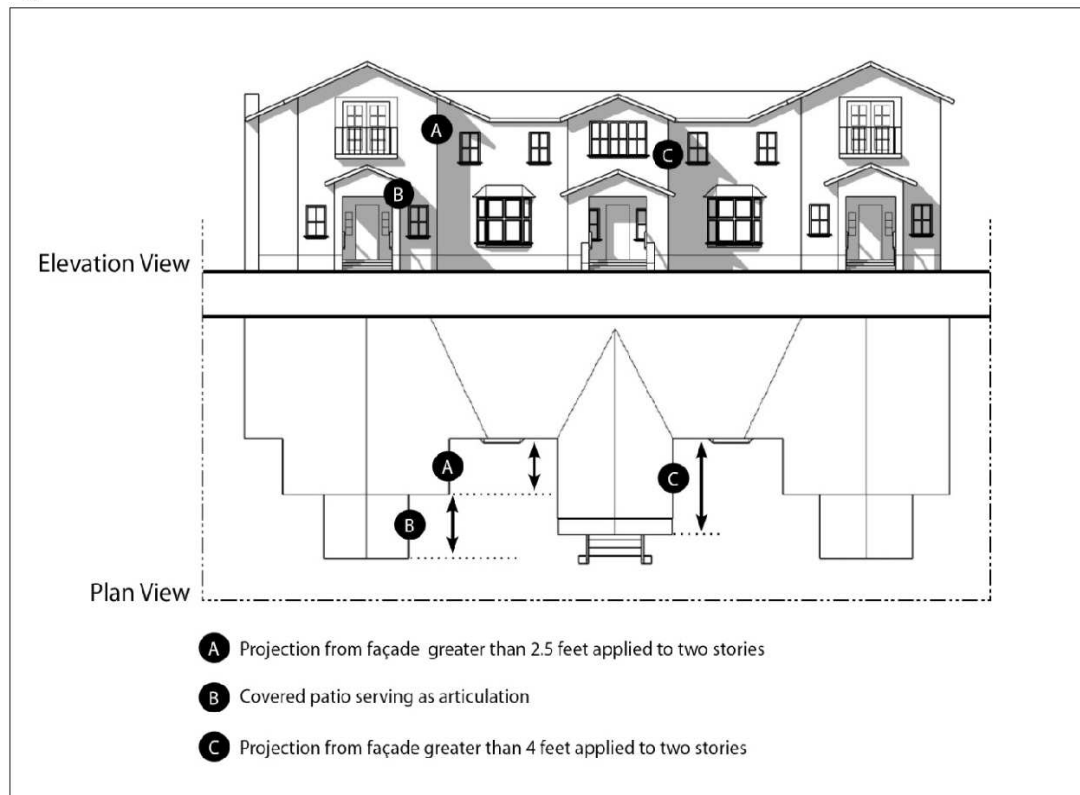
(2) *Building entrances.*

- a. *Orientation.* All units located along public rights-of-way must have the primary entrance facing this right-of-way. Exceptions to this requirement may be approved for projects where multiple-family housing is located on four-lane streets carrying high traffic volumes and/or streets that do not allow on-street parking. In such cases, the project may be oriented around courtyards.
- b. *Projection or recess.* Building entrances for multi-family buildings must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum area of fifty (50) square feet. Alternative designs that create an enhanced entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved.

(3) *Architectural articulation.* All multiple-family residential buildings shall include adequate design features to create visual variety and avoid a large-scale and bulky appearance. Long facades shall be broken up into smaller modules. This requirement can be met by using two (2) or more of the following methods.

- a. *Façade articulation.* All street-facing facades shall have at least one horizontal or vertical projection or recess at least four (4) feet in depth, or two (2) projections or recesses at least two and one-half (2.5) feet in depth, for every twenty-five (25) horizontal feet of wall. If located on a building with two (2) or more stories, the articulated elements must be greater than one story in height, and may be grouped rather than evenly spaced in twenty-five (25) foot modules. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises may count towards meeting this requirement.

Figure 2.4



- b. *Variable roof form.* Variable roof forms incorporated into the building design, and no more than two (2) side-by-side units may be covered by one unarticulated roof. Articulations may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets.
- c. *Façade detailing and materials.* All visible building façades shall incorporate details, such as window trim, window recesses, cornices, changes in materials or other design elements, in an integrated composition. Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials.
- d. *Use of balconies, bay windows, and other such projections or recesses.* The building shall incorporate balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across the length of the façade.

Figure 2.5



- (4) *Open space and pedestrian connections.* Private and common areas shall be provided in accordance with this section. Private areas typically consist of balconies, decks, patios, and fenced yards. Common areas typically consist of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, trees, bushes, groundcover, and turf. All areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas with the types of attributes described above.
- a. *Minimum dimensions.* Open space shall have the following minimum dimensions in order to count towards open space requirements:
 1. Open space located on the ground level (e.g., yards, decks, patios): ten (10) feet by ten (10) feet.
 2. Open space located above ground level (e.g., balconies): five (5) feet by five (5) feet.
 - b. *Usability.* A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface shall be a combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed ten (10) percent.
 - c. *Accessibility.*
 1. *Private open space.* The space shall be accessible to only one residential unit by a doorway to a habitable room or hallway.
 2. *Common open space.* The space shall be accessible to all the residential units on the lot. It shall be served by any stairway or other accessway qualifying as an egress facility from a habitable room.
 - d. *Pedestrian connections.* Pedestrian ways five (5) feet or more in width may be required:
 1. To connect all buildings on the site to one another, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 2. Through the middle of blocks that are more than 600 feet in length;
 3. To connect cul-de-sac or dead-end streets;
 4. To provide access to playgrounds, parks, schools, shopping centers, or similar community facilities; and/or
 5. To provide access to trails or bikeways shown in the General Plan.
 6. All outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination, of this title.

7. All sidewalks shall conform to the requirements of Title 7, Chapter 2, Sidewalks, Crosswalks, Curbs, Gutters and Driveways, of the Municipal Code. Street trees shall be provided per the requirements of Title 7, Chapter 3, Trees and Shrubs, of the Municipal Code.
- (5) *Minimum courtyard dimensions.* Courtyards surrounded by building walls on three (3) sides shall have a minimum length and width of twenty (20) feet by twenty (20) feet.

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)