

**CHAPTER 4 OF TITLE VI
RESIDENTIAL ZONE DISTRICTS**

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6.4.10 PURPOSE AND INTENT

The General Plan outlines goals, objectives, and policies regarding the character of residential land uses and development. It is the purpose of this Chapter to provide regulations that implement those goals, objectives and policies that will assure availability of a wide range of residential housing opportunities and dwelling unit types to meet the needs of present and future City residents of all socio-economic groups.

It is also the intent of this Chapter to ensure adequate light, air, privacy, and open space for each dwelling, minimize traffic congestion, avoid overloading of utilities resulting from the construction of buildings of excessive bulk or number in relation to the surrounding land area, protect residential properties from objectionable noise, illumination, unsightliness, odors, smoke and other deleterious influences; and facilitate the provisions of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirement.

6.4.20 RESIDENTIAL DEVELOPMENT ZONE DISTRICTS**1. Residential Suburban (RS) Zone District**

The primary purpose of the residential suburban zone district is to provide for and protect a rural atmosphere and lifestyle or a large lot estate atmosphere and lifestyle. This Zone District is intended as an area for development of low density, comprised of (1) a large lot subdivision with a maximum allowable density of one dwelling unit per acre or (2) a small lot subdivision with a maximum allowable density of two and one-half (2 ½) dwelling units per acre. This Chapter further establishes minimum development standards, as depicted on Table 4.B for the Residential Suburban Zone District depicted on the City Zoning Map.

2. Single Family Residential (R-1) Zone District

The primary purpose of the R-1 Zone District is to provide for and protect the atmosphere and lifestyle associated with detached, single family residential neighborhoods. This Zone District is intended as an area for detached single family residential small lot developments at a maximum allowable density of five (5) dwelling units per acre. This Chapter further establishes minimum development standards, as depicted on Table 4.B for the R-1 Zone District depicted on the City Zoning Map.

Second dwelling units, in addition to existing primary structures, are permitted within the R-S and R-1 Zone Districts pursuant to the provisions of Section 6.12.200 of this Title.

3. Medium Density Residential (R-2) Zone District

The primary purpose of the R-2 Zone District is to provide for a range of housing choices for residents in a more urban setting. The R-2 Zone District provides for residential development including small lot single and multiple family detached and attached residential uses at a maximum allowable density of fourteen (14) dwelling units per net acre. This Chapter further establishes minimum development standards, as depicted on Table 4.B, for the R-2 Zone District depicted on the City Zoning Map.

4. High Density Residential (R-3) Zone District

The primary purpose of the R-3 Zone District is to provide for the development of multifamily attached residential dwelling units with enhanced amenities (common open space and recreation areas) at a maximum allowable density of twenty-four (24) dwelling units per net acre. This Chapter further establishes minimum development standards, as depicted on Table 4.B, for the R-3 Zone District depicted on the City Zoning Map.

5. Residential Densities

The actual density that may be attained in a residential district shall be determined by the residential land development review process and public hearings, as described in Chapters 6.1 and 6.2 of this Title. The Planning Director, Project Assistance Team, Planning Commission, and/or City Council shall have the authority to reasonably condition proposed residential development to ensure that appropriate transitions are provided and that the proposed development is compatible with adjacent residential land uses, both existing and proposed.

“Threshold densities” as specified by the General Plan may be exceeded up to the “Maximum Allowable Density” for residentially zone districts, pursuant to the provisions of Section 6.11.80 (Development Density) of this Title.

6.4.30 USE REGULATIONS

1. Table 4.A of this Chapter identifies those land uses or activities that may be permitted in each of the residential zone districts, subject to the provisions of this Chapter, other provisions of this Title, and applicable General Plan policies. Table 4.A also identifies, by zone district, those land uses and activities that are permitted subject to an approved conditional use permit, or are prohibited.

2. Special Use Regulations

a. Animals Within Residential Zone Districts

It is the general intent of the City to permit the keeping of animals within the City without the creation of a nuisance to surrounding residents and visitors. Animals that may be kept within residential districts are identified in Section 6.12.40 of this Title. Animals not listed in Section 6.12.40 of this Title may be permitted in residential districts subject to City review and confirmation that a nuisance condition will not be created.

In addition to the provisions of Section 6.12.40 of this Title, all animals, excluding household pets, shall be kept a minimum distance of 50 feet from any street. The location of corrals, fenced enclosures, barns, stables or other enclosures used to confine all such animals shall also conform to this requirement.

- b. In all residential districts, air conditioners, heating, cooling, ventilating, pool, spa, sauna, or similar mechanical equipment, as well as lighting or electrical devices, shall be located to minimize impact to the peace, quiet and comfort of neighboring residents and shall be screened, where possible, from surrounding properties and streets. All equipment shall be installed and operated in accordance with Chapter 6.11 of this Title and all other applicable City ordinances, standards, and regulations and shall be subject to approval by the Building Official prior to installation.
- c. In R-1, R-2, and R-3 Zone Districts, for development of four (4) or more dwelling units, required front and street side yards shall be landscaped, and shall consist predominantly of drought tolerant plant materials except for necessary walks, drives and fences.
- d. No portion of any building may protrude into the front setback unless the following conditions are met:
- 1) Architectural projections, such as porch roofs, awnings, canopies, and roof overhangs, may project over the required front yard setback, but not more than ten percent (10%) thereof.
 - 2) Uncovered porches, platforms, or landing places that do not extend above the level of the first floor of the building may extend into any front yard not more than six (6) feet, an openwork railing not more than thirty (30) inches in height may be installed or constructed on any such porch, platform, or landing place.

**Table 4.A
Uses Permitted Within Residential Districts**

Legend

- P Permitted Subject to Consistency Assessment
 C Permitted Subject to Approval of a Conditional Use Permit Application
 X Prohibited

USE		RS	R-1	R-2	R-3
A. RESIDENTIAL USES					
1.	Single Family Dwelling				
	a. 1 Single Family Dwelling	P	P	P	X
	b. 2 nd Single Family Dwelling (per Section 11.200 of this Title)	P	P	N/A	N/A
2.	Multifamily Dwellings	X	X	P	P
3.	Mobile Home Park	X	C	C	X
4.	Mobile Home Subdivision	C	C	C	X
5.	Bed and Breakfast Inn	C	C	C	C
6.	Board and Care Facility (12 or more residents)	X	X	C	C
7.	Boarding/Rooming House (7or more residents)	X	X	C	C
8.	Convalescent Care	X	C	C	C
9.	Senior Congregate Care, Assisted Living	X	C	C	C
10.	Senior Independent Living	X	C	C	C
B. COMMERCIAL USES					
1.	Equestrian Centers, Riding Academies, and Commercial Stables, when associated with an equestrian subdivision	C	C	X	X
2.	Hotels, Motels	X	X	X	C
3.	Oil & Gas exploration and production	C	C	C	C
4.	Medical Marijuana Dispensaries (Ord. 731-07)	X	X	X	X
5.	Parking lots on a parcel adjacent to and for the use of a commercial property where inadequate parking exists	C	C	C	C
6.	Yard or garage sales	P	P	P	X

C. PUBLIC/QUASI-PUBLIC USES						
	1.	Churches	C	C	C	C
	2.	Clubs, Lodges, Fraternities & Sororities.	C	C	C	C
		USE	RS	R-1	R-2	R-3
	3.	Day Care Facilities (per State law)	P	P	P	P
	4.	Educational Institutions (public and private)	C	C	C	C
	5.	Fire and Police Stations	C	C	C	C
	6.	Post Office Branch	C	C	C	C
	7.	Public Libraries and Museums	X	C	C	C
	8.	Public Parks and Recreation, unless project otherwise entails a public hearing, then Permitted.	C	C	C	C
	9.	Public Utility and Public Service Substations, Reservoirs, Drainage Sumps, Pumping Plants, Transmission Lines, and similar installations not including Public Utility Offices, unless project otherwise entails a public hearing;	C	C	C	C
	10.	Recreational Facilities (e.g. Country Clubs, Golf Courses), including commercial uses commonly associated with and directly related to the primary Use	C	C	C	C
D. HOME OCCUPATIONS						
	1.	Home Occupations (Subject to the provisions of Section 11.160 and the issuance of a Home Occupation Permit)	P	P	P	P
E. TEMPORARY USES						
	1.	Temporary Uses (Subject to the provisions of Section 2.90 and the issuance of a Temporary Use Permit)	P	P	P	P
F. ACCESSORY USES						
	1.	Accessory uses and structures located on the same site as a permitted use.	P	P	P	P
	2.	Accessory uses and structures located on the same site as a use permitted subject to a Conditional Use Permit.	C	C	C	C
	3.	Antennas and Satellite Dishes; subject to Section 11.80 of this Title	P	P	P	P
	4.	Dormitories accessory to educational institutions	C	C	C	C
	5.	Feed and Tack Stores accessory to commercial stables	C	X	X	X
	6.	Guest Quarters/Second Unit, subject to the provisions of Section 11.200 of this Title	P	P	N/A	N/A
	7.	Private Garage	P	P	P	P
	8.	Private Swimming Pool, Tennis Court	P	P	P	P

9.	Recreational Vehicle Storage Yard (Associated with Residential Development)	C	C	C	C
G. Other uses similar to and no more objectionable than the uses identified above, subject to approval of the Planning Commission					

**Table 4.B
Site Development Standards**

	RS (Large Lot)	RS	R-1	R-2	R-3
1. Maximum density (dwelling units per acre)	1.0	2.5	5.0	14.0	24.0
2. Minimum lot area (net area in sq feet)					
a. Interior	40,000 (1 acre avg)	20,000	6,000	9,000	12,000
b. Corner	40,000 (1 acre avg)	20,500	6,250	9,250	12,250
3. Minimum lot width					
a. Interior lot	135' (150' avg)	80'	60'	75'	90'
b. Corner lot	150'	100'	65'	80'	100'
4. Minimum lot depth					
a. Lot is greater than 20,000 sq. ft.	200'	130'	100'	100'	100'
b. Lot is less than 20,000 sq. ft.	150'	125'	100'	100'	100'
5. Minimum front yard setback					
a. Lot adjacent to a straight street	40'	30'	25'	20'	20'
b. Lot less than 20,000 sq. ft. adjacent to straight street	35'	25'	25'	20'	20'
c. Cul-de-sac lot or knuckle lot	40'	20'	20'	20'	20'
6. Minimum interior side yard setback					
a. 1 story	20'	15'	5'	5'	5'
b. Any portion of a structure exceeding 1 story	20'	15'	10'	10'	10'
7. Minimum street side yard setback					
a. Corner lot	30'	15'	10'	10'	10'
b. Reverse corner lot	30'	15'	15'	15'	15'
8. Minimum rear yard setback					

a. Lot with alley	15'	10'	5'	5'	5'
b. Lot with no alley	40'	25'	15'	15'	15'
9. Maximum lot coverage	25%	30%	40%	50%	60%
10. Maximum height for buildings and structures	35'	35'	35'	35'	45'
11. Minimum distance between buildings	10'	10'	10'	10'	10'
12. Minimum dwelling unit size (square feet)	1,850	1,450	1,000	850	850

NOTES ON TABLE 4-B:

- Minimum lot width in RS, R-1, and R-2 Zone District along the arc of the front property line shall be 35' for cul-de-sac lots and 40' for knuckle lots.
- Minimum building setback from the centerline of sub-standard streets shall be 55' for R-1 lots and 65' for RS lots.
- A one-hour fire wall, approved by the Building Official, reduces the minimum distance between buildings within PD zone to 0' and to 5' for all other residential zones.
- Minimum apartment size is (i) studio-450 sq. ft.; (ii) 1 bedroom-650 sq. ft.; and (iii) 2-bedroom-800 sq. ft. + 120 sq. ft. for each additional bedroom in excess of two.
- In an R-1 subdivision with 13 or more lots, 20% of the lots can be reduced to 5,000 sq. ft. provided the average lot size for the entire subdivision is 6,000 sq. ft. Said lots shall be a minimum of 50 feet wide for a 5,000 sq. ft. lot.
- In an R-1 Zone District the garage may be placed no less than 20 feet from the front property line and not less than 25 feet from the rear edge of the adjacent sidewalk; an accessory structure may be placed on the rear property line when the alley is 25' wide or greater, however, no part of the structure may project beyond the property line.
- In the R-2 Zone District, if single family detached structures are proposed, the lot size may be reduced to 4,350 sq. ft. for interior lots and 4,500 sq. ft. for corner lots in a Medium Density Residential, High Density Residential, or Mixed Use classification of the City's General Plan.

3. Additional Standards for Condominium, Townhouse, and Apartment Developments

- a. All condominium and condominium conversion projects shall comply with the provisions of Section 6.11.50 (Condominiums and Condominium Conversions) of this Title.
- b. Any proposal for a condominium conversion shall include a set of original construction plans for the building(s) as part of the initial application for conversion.
- c. For all condominium conversions, an on-site inspection shall be made by staff from Building, Engineering, Fire, and Planning Departments to determine whether the design criteria set forth in this Section has been met. Such inspections shall be made after the initial application but prior

to any approval of the primary entitlement.

- d. Condominium, townhouse, and apartment developments shall comply with the latest City adopted Uniform Building Code, Uniform Mechanical Code, Uniform/International Plumbing Code, National Electrical Code, Uniform Fire Code, and all other applicable codes, ordinances and regulations in effect.
- e. Within for sale projects, including condominium conversions, separate utility services shall be provided to each dwelling unit.
- f. When carports are provided for a condominium, townhouse, or apartment development, a minimum of 260 cubic feet of enclosed exterior storage space shall be required for each carport.
- g. All permanent mechanical equipment, such as motors, compressors, pumps, and compactors, which is determined by the Building Official to be a source of structural vibration or structure borne noise, shall be shock-mounted with inertia blocks or bases and/or vibration isolators in a manner approved by the Building Official.
- h. Where a multiple family dwelling, including incidental or required accessory uses, abuts property in an RS or R-1 Zone District, a masonry wall six feet in height shall be required along the property line between such use and the RS or R-1 Zone District.
- i. The Planning Commission and/or City Council may require a greater setback as part of a Precise Plan of Design due to the size, width, or length of a building and its relationship to a street or intersection of two streets. In addition, a greater setback may be required to ensure compatibility with contiguous land uses.
 - 1) In the case of a dwelling structure designated with a patio above the first floor level, such patio shall be permitted to extend only a maximum of six (6) feet into the required side or rear yard setback area, provided the remaining distance between the patio and the property line is at least ten (10) feet.
 - 2) The required side or rear yard setback area may be used for patio purposes.
 - 3) The front yard setback area, as well as the side yard setback area when adjacent to a street, shall not be used for parking. Vehicular access to designated parking areas for the property shall be limited to driveways, as defined in Section 6.14.60 of this Title.

6.4.40 **SPECIFIC DEVELOPMENT STANDARDS**

a. Parking Requirements

- 1) Parking for each residential development shall be provided in Compliance with Chapter 6.14 of this Title.
- 2) Assigned parking shall be provided within for sale projects, including condominium conversions.
- 3) On-street parking shall not be used to satisfy any of the above parking requirements.
- 4) Tandem parking shall not be permitted.

b. Landscaping

- 1) All required front, side and rear yards shall be landscaped with drought resistant trees, shrubs and ground cover.
- 2) All landscaping shall be provided with a permanently maintained irrigation system.

c. Open Space

Each residential development shall provide outdoor open space for recreation and leisure activities within the development site in the following manner:

- 1) Outdoor open space shall comprise not less than twenty-five percent (25%) of the net acreage. Public or private driveways, parking spaces, or other areas designed for operational functions are not considered open space. These open spaces may include game courts or room, swimming pools, gardens, sauna baths, tennis courts, putting greens, play lots, outdoor cooking areas, lawn bowling and setback areas with dimensions greater than fifteen (15) feet. It is the intent of the City to encourage provision of facilities to accommodate children of all ages, wherever appropriate.
- 2) Private patios or balconies attached to individual dwelling units may be computed as required outdoor open space provided the minimum dimension is at least ten (10) feet and the minimum area is one hundred fifty (150) square feet.

- 3) Swimming pools with related deck areas, wading pools, fish ponds, volley ball courts, barbecue areas, game rooms, or other recreational facilities provided for the common uses of all the residents may be constructed within the required outdoor living space; however, such facilities shall not occupy more than fifty percent (50%) of the required outdoor living space.
- 4) Under all conditions, the open spaces created pursuant to the provisions of this Chapter shall remain open and available for such use during the life of the development.

d. Private Open Space

Each dwelling unit shall have a minimum private open space of one hundred fifty (150) square feet with a minimum dimension of ten (10) feet. For units designed above the ground units, one or two balconies, with a combined minimum area of one hundred (100) square feet, shall be provided.

e. Pedestrian Circulation

A pedestrian circulation system shall be incorporated into the residential development design for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor living spaces. The circulation system is subject to review and approval, and shall be developed with a combination of the following development standards:

- 1) A public sidewalk system shall be development adjacent to all public streets with a minimum width in accordance with City standards.
- 2) The interior walkway system shall include pedestrian walks or paths consisting of varying widths designed to provide curvilinear forms wherever possible. The minimum width of interior pedestrian walks and paths shall be four (4) feet. Walkway systems shall utilize materials such as concrete, brick, flagstone or other materials approved by the City.

f. Security Fencing

Security fencing shall be installed around the perimeter of the site when adjacent to commercial, industrial, and/or single family residential uses. maximum height shall be six (6) feet except within the required front street or side street setback area where the maximum height shall be forty (40) inches.

g. Laundry Facilities

For-sale projects shall be required to provide laundry facilities for washers and dryers within each residential unit. In the case of apartments, laundry facilities for washers and dryers shall be installed within each residential unit, unless common laundry facilities are provided within each building located within the complex.

h. Lighting

All garages, walkways, and driveways shall be lighted during the hours of darkness as follows:

- 1) Garages. At least one sixty (60) watt light for each two (2) spaces, located inside the garage;
- 2) Walkways from parking areas to dwelling units. One hundred (100) watt light per thirty-five (35) linear feet of walkway;
- 3) Driveways and alleys. One hundred (100) watt light per fifty (50) linear feet of alley or driveway; and
- 4) Fixtures for all lights shall be of the type that is protected from breakage.

i. Trash Collection Areas

Trash collection areas shall be provided within two hundred (200) feet of the furthest unit to be served; such collection areas shall be situated to eliminate, insofar as possible, noise and visual intrusion on adjacent property as well as to eliminate fire hazards to adjacent structures. Further, all trash and garbage collection areas, within residential developments, shall comply with the requirements of Section 6.11.290 (Screening Requirements) of this Title.

j. Security Devices

Each door providing ingress and egress to any dwelling unit subject to this ordinance shall be equipped with the following devices:

- 1) A peephole allowing a person inside the unit to see, at a wide angle, persons outside of the unit at the door, without the person inside being seen.

- 2) A deadbolt lock attached to the construction studding. Attachment to the doorjamb or trim shall not be sufficient to comply with the terms of this ordinance.
- k. Maximum Number and Dimensions of Connecting Units

No more than eight (8) units for single story and sixteen (16) units for two (2) story structures may be connected together. Each building may not exceed two hundred (200) feet in any direction.