



## GENERALIZED REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL ZONES

ZONE	PRIMARY USES PERMITTED	SITE DEVELOPMENT STANDARDS											
		MINIMUM LOT			MINIMUM BLDG SETBACKS (Ft.) <sup>8</sup>				MAX HEIGHT <sup>10,15</sup> (Ft.)	STORIES <sup>15</sup>	DENSITY (UNITS/GROSS ACRE) <sup>1, 15, 16</sup>	MAX LOT COVERAGE	
		AREA <sup>14</sup> (Sq. Ft.)	WIDTH <sup>14</sup> (Ft.)	DEPTH <sup>14</sup> (Ft.)	FRONT <sup>7</sup>	SIDES <sup>5,16</sup>	STREET SIDE <sup>5</sup>	REAR <sup>5,16</sup>					
RA-5	Residential Agricultural	General Agriculture, Single Dwelling	5 Acres <sup>2,9,14</sup>	300 <sup>2</sup>	500 <sup>2</sup>	40 <sup>2</sup>	20 <sup>2</sup>	20	25 <sup>2</sup>	35	2	0.20	30%
RC	Residential Conservation	Single Dwelling, Hillsides/Arroyos	Varies <sup>2,14</sup>	130 <sup>2</sup>	100 <sup>2</sup>	30 <sup>2,6</sup>	25 <sup>2</sup>	25	25 <sup>2</sup>	20	1	0.50 <sup>11</sup>	-
RR	Rural Residential	Single Dwelling, Animal Keeping	20,000	100 <sup>13,14</sup>	150	30	20	20	100	35	2	2.1 <sup>11</sup>	30%
RE	Residential Estate	General Agriculture, Single Dwelling	1 Acre	130 <sup>13,14</sup>	150	30	25	25	30	35	2	1.0 <sup>11</sup>	30%
R-1-½ acre	Single Family Residential	Single Dwelling	21,780	125 <sup>13,14</sup>	150	30 <sup>4</sup>	20	20	35	35	2	2.0 <sup>11</sup>	30%
R-1-13000	Single Family Residential	Single Dwelling	13,000	100 <sup>13,14</sup>	110	25 <sup>4</sup>	15 <sup>3</sup>	15	30	35	2	3.4 <sup>11</sup>	30%
R-1-10500	Single Family Residential	Single Dwelling	10,500	90 <sup>13,14</sup>	110	25 <sup>4</sup>	10/15 <sup>3</sup>	15	25	35	2	4.1 <sup>11</sup>	35%
R-1-8500	Single Family Residential	Single Dwelling	8,500	80 <sup>13,14</sup>	100	25 <sup>4</sup>	7.5/12.5 <sup>3</sup>	12.5	25	35	2	5.1 <sup>11</sup>	35%
R-1-7000	Single Family Residential	Single Dwelling	7,000	60 <sup>13,14</sup>	100	20 <sup>4</sup>	7.5/10 <sup>3</sup>	10	25	35	2	6.2 <sup>11</sup>	40%

- See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on 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.
- 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).
- 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 five feet.
- Front setback exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).
- Side and rear setback exceptions: See Sections 19.100.060 C (Exceptions to Setback Requirements). The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.
- No lot that fronts onto 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 50 feet.
- 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).
- No dwelling shall be located closer than five feet to any retaining wall exceeding two feet in height unless such retaining wall is an integral part of an approved dwelling.
- 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 five acres existing as of May 15, 1979, and the residence is owner occupied after construction.
- Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
- Project density may be greater in a Planned Residential Development (see Chapter 19.780).
- See Section 19.100.050 (Additional Regulations for the RC Zone).
- 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.
- See Section 18.210.030 N.2.a for exception to lot size on private streets if over 20,000 square feet.
- See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
- See Chapter 18.085 (Urban Lot Splits) of the Subdivision Code and Chapter 19.443 (Two -Unit Developments) of this Title for density, lot area, lot width, lot depth, side setback and rear setback requirements for residential development pursuant to California Government Code § 65852.21 and § 66411.7.



## GENERALIZED REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL ZONES

ZONE	PRIMARY USES PERMITTED	SITE DEVELOPMENT STANDARDS												
		MINIMUM LOT			MINIMUM BLDG SETBACKS (Ft.)					MAX HEIGHT <sup>10,15</sup> (Ft.)	STORIES <sup>15</sup>	DENSITY (UNITS/GROSS ACRE) <sup>1</sup>	MAX LOT COVERAGE	
		AREA(Sq. Ft.)	WIDTH <sup>4</sup> (Ft.)	DEPTH <sup>4</sup> (Ft.)	FRONT <sup>7</sup>	FRONT (ARTERIAL STREETS OVER 110 Ft.) <sup>1</sup>	SIDES <sup>5,16</sup>	STREET SIDE <sup>9</sup>	REAR <sup>5,16</sup>					
R-3-4000	Multi-Family Residential	Multiple Dwellings	30,000	80	150	25	25	10	10	20	30/40 <sup>2</sup>	2 <sup>2</sup>	10.9	-
R-3-3000	Multi-Family Residential	Multiple Dwellings	30,000	80	150	25	25	10	10	20	30/40 <sup>2</sup>	2 <sup>2</sup>	14.5	-
R-3-2500	Multi-Family Residential	Multiple Dwellings	30,000	80	100	20	25	10	10	20	30/40 <sup>2</sup>	2 <sup>2</sup>	17.4	-
R-3-2000	Multi-Family Residential	Multiple Dwellings	30,000	80	100	15	25	7.5	10	15	30/40 <sup>2</sup>	2 <sup>2</sup>	21.8	-
R-3-1500	Multi-Family Residential	Multiple Dwellings	30,000	80	100	15	25	7.5	10	15	30/40 <sup>2</sup>	2 <sup>2</sup>	29	-
R-4	Multi-Family Residential	Multiple Dwellings	30,000	100	150	15	15	7.5	10	10	50	4	40	-

1. Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, for buildings over two stories in height, the required side and rear yards shall be increased by two and one-half feet (2.5 ft) for each story in excess of two stories, except as otherwise stated in this footnote.
2. Up to 60% of units may be located in three-story buildings with a maximum height of 40 feet.
3. Refer to Chapter 19. 560 (Building Height Measurement) for height measurements and exceptions to height limits.
4. See Section 18. 210. 080 (Lots) and Article X (Definitions) for exemptions for cul-de-sac lots and knuckle lots.
5. See Chapter 19. 149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.