

ZONING

CHAPTER 22.12

RESIDENTIAL DISTRICTS

22.12.010 General Provisions and Exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 22.34 of this Title. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.17.)

22.12.020 Purposes.

In addition to the objectives prescribed in Section 22.02.010 of this Title the R Residential Districts are included in the zoning regulations to achieve the following purposes:

- A. Reserve appropriately located areas for residential living in a variety of types of dwellings, at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. Ensure adequate light, air and privacy for each dwelling unit;
- C. Provide adequate amounts of private open space in proximity to each dwelling unit;
- D. Provide space for community facilities needed to complement urban residential areas;
- E. Provide space for institutions which require a residential environment;
- F. Minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them;
- G. Provide necessary space for off-street parking of automobiles and, where appropriate for off-street loading of trucks;
- H. Protect residential properties from the hazards, noise and congestion created by commercial and industrial traffic;
- I. Protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences;
- J. Protect residential properties from fire, explosion, noxious fumes and other hazards. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.0.)

22.12.030 RR Rural Residential District—Purpose.

In addition to the purposes prescribed in Sections 22.02.010 and 22.12.020 of this Title, the RR Rural Residential Districts are included in the zoning regulations to achieve the following.

- A. Promote the stability of existing residential neighborhoods of a generally rural nature, which are unique within the community;

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- B. Avoid the overloading of existing streets and utilities by preventing the construction of buildings of excessive size and population density in relation to the land around them. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.1(a).)

22.12.040 RR Rural Residential District—Boundaries.

- A. The Rural Residential District recognizes that each rural residential neighborhood has distinct, definable boundaries, within which a uniform level of zoning standards must be maintained for the benefit and preservation of the entire neighborhood. For each Rural Residential District, a zoning district exhibit map shall be prepared clearly showing the district boundary and incorporated into the zoning ordinance.
- B. Following the procedures as outlined in Chapter 22.46 of this Title, the district boundaries and regulations will be established following a public hearing for which notices of hearing are to be mailed to each owner of real property within the proposed boundary, as indicated by the last equalized assessment roll.
- C. Amendments to district boundaries and/or regulations may be considered following the same procedures for hearing and notice as provided in Subsection B for the establishment of the Rural Residential District. An evaluation shall be made of the potential impact on the entire Rural Residential District in question prior to approving any revision in the boundary of a particular Rural Residential District or of the zoning densities within the boundary. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.1(b).)

22.12.050 RR Rural Residential District—Zoning and Prezoning.

Upon the effective date of the ordinance establishing a Rural Residential District, those portions of the district lying outside the incorporated limits of the City are "prezoned" as indicated in Section 22.46.110 of this Title and in accordance with the provisions of the California Government Code, Section 65859. For such properties the zoning will become effective when the annexation becomes effective. The boundaries of the entire Rural Residential Zoning District shall be indicated on the zoning map. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.1(c).)

22.12.060 RR Rural Residential District—Conflicts.

Conflicts occurring between Sections 22.12.030 through 22.12.070 and other provisions of the zoning regulations codified in this Title and provisions of the subdivision regulations (Title 21) shall be resolved in favor of Sections 22.12.030 through 22.12.070. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.1(d).)

22.12.070 RR Rural Residential District—Street Standards.

One of the principal features of the rural appearance of existing rural neighborhoods is the manner of existing street improvements; relatively narrow streets, without curbs, gutters or sidewalks and, generally, without piped drainage systems. Preservation of this type and level of street standards appears to be an essential element in the stabilization of rural residential neighborhoods. Therefore, within the boundaries of a Rural Residential District, property owners

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are exempted from the requirement of the subdivision section for streets and related improvements (Sections 21.08.010 through 21.08.160). In case the public health, safety or welfare of residents of either the Rural Residential District or the community at large should require street improvements beyond those envisioned in this Section and Sections 22.12.030 through 22.12.060, a public hearing shall be held, following the same procedures for notification as specified in Section 22.12.040(B) herein, at which the need for improvements, their potential impact on the entire Rural Residential District in question, and the appropriateness of continuing the Rural Residential Zoning District in question are to be discussed. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.1(e).)

22.12.080 Permitted Uses.

The following uses shall be permitted:

- A. One family dwellings in which not more than 2 paying guests may be lodged and/or furnished meals;
- B. In the R-1.5, R-2.5 and R-3.5 district, multifamily dwellings, as follows:

TABLE A

Zoning District	Maximum Building Size (i.e., maximum number of dwelling units permitted in 1 building)
R-3.5	2 dwelling units per building
R-2.5	8 dwelling units per building
R-1.5	Size limits as appropriate shall be established by the Board of Adjustments in design review;

- C. Accessory structures located on the same site as a permitted use including private garages and carports, storehouses, garden structures, greenhouses, recreation rooms, hobby shops and, when the basic structure is a 1 family dwelling, a guest house or accessory living quarters without a kitchen;
- D. Home occupations;
- E. Raising of fruit and nut trees, vegetables and horticultural specialties;
- F. Except for the R-1.5, R-2.5 and R-3.5 districts, the raising of poultry, rabbits, chinchillas, hamsters and other small animals on a site not less than 20,000 square feet in area, provided that not more than 20 of any 1 or combination of such poultry or small animals shall be permitted on any 1 acre or smaller site, and provided that no structure housing poultry or small animals shall be closer than 25 feet to a dwelling unit on the site or 50 feet to the property line;

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- G. Except in the R-1.5, R-2.5, R-3.5 and all RR districts, private stables for the keeping of not more than 3 horses on a site of not less than 80,000 square feet in area, provided that 1 additional horse may be kept for each additional 40,000 square feet of the site, and provided that no stable shall be located closer than 50 feet to any property line, closer than 50 feet to any dwelling on the site, or closer than 100 feet to any other dwelling;
- H. In the RR districts, private stables for the keeping of not more than 2 horses on a site of not less than 40,000 square feet in area, provided that 1 additional horse may be kept for each additional 20,000 square feet of the site, and provided that any stable meets the conditions of subsection G above;
- I. In the R-1.5 district only, lodging houses and apartment hotels;
- J. State authorized, certified or licensed family care, foster home or group home serving 6 or fewer mentally disordered or otherwise handicapped persons;
- K. Family day care homes.
- L. Transitional Housing. Transitional housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential uses and dwelling types of the same type and in the same zone (e.g. permits single-family dwellings within a single-family zoning district and subject to the same maximum density, minimum lot size and maximum lot coverage, etc. applicable to a single-family dwelling. Also permits multi-family dwellings within a multi-family zoning district and subject to the same maximum density, minimum lot size and maximum lot coverage, etc. applicable to a multi-family dwelling. Does not permit single-family zoning requirements to be applied to multi-family residential units and vice versa).
- M. Supportive Housing. Supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential uses and dwellings of the same type and in the same zone (e.g. permits single-family dwellings within a single-family zoning district and subject to the same maximum density, minimum lot size and maximum lot coverage, etc. applicable to a single-family dwelling. Also permits multi-family dwellings within a multi-family zoning district and subject to the same maximum density, minimum lot size and maximum lot coverage, etc. applicable to a multi-family dwelling. Does not permit single-family zoning requirements to be applied to multi-family residential units and vice versa). (Ord. No. 1379 C.S., § 15, 2-19-2014; Ord. 1312 C.S., § III (part), 2004; Ord. 1096 C.S., § II, 1987; Ord. 1055 C.S., § 3, 1985; Ord. 1027 C.S., § 1, 1984; Ord. 963 C.S., § 2, 1982; Ord. 822 C.S., § 2 (part), 1975; prior code § 10,103.2.)

22.12.084 Purpose.

The purpose of this Section is to comply with amendments made in 2002, to State Law Section 65852.2 which provides for Cities to set standards for the development of second dwelling units so as to increase the supply of smaller and affordable housing while ensuring that they remain compatible with the existing neighborhood. (Ord. 1312 C.S. § I, 2004.)

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22.12.085 Secondary Housing Units as Permitted Use.

- A. **Intent.** This Section is intended to implement the City's Housing Element of the General Plan, and is adopted to comply with State Law (Government Code Section 65852.1 et seq.), by allowing secondary housing units through administrative review in all residential districts, subject to meeting the standards prescribed below.
- B. **Where Permitted.** A secondary housing unit may be permitted, subject to the design and development standards prescribed in subsection C of this Section, on a lot in any residential district with a single-family dwelling. At no case shall more than a total of 2 dwelling units; 1 primary, the other secondary, be permitted on any such lot.
- C. **Design and Development Standards.**
1. **Location on Lot.** A secondary housing unit may only be located within the area of the lot where the zoning code permits either the primary single-family dwelling, or accessory structure, as per the applicable requirements for minimum yards, maximum height and maximum lot coverage for the subject residential district, and if applicable, the special property line setback requirements prescribed for accessory structures, Section 22.12.265. Secondary housing units may be attached to the primary single-family residence, or detached from the residence subject to separation requirements prescribed by the zoning code, and the building code as adopted and enforced at time of application.
 2. **Minimum Size and Facilities.** The secondary housing unit shall contain no less than the 150 square feet area minimum required for an efficiency dwelling unit as defined in Section 17958.1 of the Health and Safety Code. This unit shall include provisions for living, sleeping, eating, cooking and sanitation.
 3. **Maximum Size.** A secondary housing unit may be no larger than 1,000 square feet, excluding the garage. Additional size limitations may apply to a secondary housing unit built as an accessory structure, as per the size limitations applied to all accessory structures prescribed in Section 22.12.265(A).
 4. **Parking.** A minimum of 1 independently usable off-street parking space shall be provided for the secondary housing unit, which shall be provided in addition to the required parking for the primary single-family dwelling. This space need not be covered, and shall comply with all development standard set forth in Chapter 22.36 (Off-Street Parking and Loading Facilities). A tandem parking space may also be used to meet the parking requirement for the secondary housing unit, providing such space will not encumber access to a required parking space for the primary single-family dwelling. Required parking for the primary single-family dwelling may not be removed for the creation of a secondary housing unit (e.g., garage conversions), or allocated to meet the parking requirement for the secondary housing unit, unless replacement covered parking is provided in a location permitted by the zoning code.
 5. **Architectural and Site Plan Standards.**
 - a. The secondary housing unit shall be visually subordinate to the primary single-family dwelling on the parcel, by its size, location, and design. The

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exterior entry to the secondary housing unit shall clearly appear as a secondary entry when compared to the entry for the primary single-family dwelling.

- b. The exterior appearance and character shall echo the architectural form and style of the primary single-family dwelling. Siding materials, roof pitches and colors are to be substantially the same as those of the primary dwelling.
- c. Outside stairways leading to a second story secondary housing unit shall not be in the front of the primary single-family dwelling, or in an exterior side yard if visible from the public right-of-way. Access to a first story unit by stairs or ADA accessible ramp may be permitted in the front of the primary dwelling.

D. **Exceptions.**

1. **VariANCES May Be Granted.** As with the development of a single-family dwelling, a variance to the minimum yard and maximum site coverage requirements of this zoning code may be granted pursuant to the requirements of Chapter 22.44. The findings for or against such a variance request shall be limited to the review standards in Section 22.44.070, and the secondary housing unit use shall not be a factor in making findings for or against the application.
2. **Use Permits May Be Granted.** As with the development of a single-family dwelling, a use permit to exceed the maximum permitted height of a zoning district and the maximum permitted height and size limitations prescribed for accessory structure, Section 22.12.265, as well as to the quantitative requirements of subsections (C)(3) and (C)(4) of this Section, may be granted pursuant to the requirements of Chapter 22.40. The findings for or against such a use permit request shall be limited to the review standards in Section 22.40.070, and the secondary housing unit use shall not be a factor in making findings for or against the application.

E. **General Requirements.**

1. **Use of Nonconforming Structures.** An existing primary single-family dwelling that is nonconforming to the height limitations, minimum yard and maximum lot coverage requirements of the zoning code may be used for a secondary housing unit, provided that such units are in compliance with all other standards of this Section, and any modifications made to such a structure do not increase the nonconformity.
2. **Compliance with Building Codes.** All secondary housing units shall comply with all applicable requirements of the building code as adopted and enforced at time of application. In cases where a secondary dwelling unit is to be created through the reconfiguration of a portion of an existing single-family dwelling, both the secondary and primary dwelling shall be upgraded to comply with such building code requirements, which include but is not limited to noise separation between units sharing common walls, emergency egress and heating/ventilation requirements, as required by the building official.

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3. **Permanent Foundation.** A permanent foundation shall be required for all second housing units.
 4. **Requirement for Owner Occupancy.** On all lots containing secondary housing units, either the primary or secondary dwelling shall be owner-occupied and eligible for a "homeowner's exemption" for property tax purposes. The owner shall sign a notice of occupancy restriction, which the City will record with the County Recorder's office, prior to issuance of a building permit for the secondary housing unit.
 5. **Privacy.** Any window or door of a second story second housing unit shall utilize techniques to lessen the privacy impacts onto adjacent properties. These techniques may include, use of obscured glazing, window placement above eye level, windows and doors located toward the existing on-site residence or screening treatments.
 6. **Number Per Lot.** A maximum of 1 secondary housing shall be permitted on any lot.
- F. **Application Requirements.** Prior to submitting a building permit application, an application for administrative design review shall first be submitted, per Section 22.06.040, which, at a minimum, shall include:
1. **Plot Plan (Drawn to Scale).** Dimensions of the perimeter of parcel on which the second dwelling will be located. Indicate the location and dimensioned setbacks of all existing and proposed structures on the project site and structures located within 50 feet of the project site. All easements, building envelopes, and special requirements of the subdivision as shown on the final map and improvement plans shall be included. Provide average slope calculations for the project site.
 2. **Floor Plans.** Each room shall be dimensioned and the resulting floor area calculation included. The use of each room shall be identified. The size and location of all windows and doors shall be clearly depicted.
 3. **Elevation Views.** Provide north, south, east and west elevations which show all openings, exterior finishes, original and finish grades, stepped footing outline, roof pitch, materials and color board for the existing residence and the proposed second dwelling unit.
 4. **Cross-Section.** Provide building cross-sections including, but not limited to: structural wall elements, roof, foundation, fireplace and any other sections necessary to illustrate earth-to-wood clearances and floor to ceiling heights.
 5. **Fees.** The fee for review shall be the same as required for administrative design review, or as required by currently adopted fee resolution.
- G. **Review and Approval Authority.**
1. **Application to be Administratively Approved.** The Community Development Director shall administratively approve applications that are compliance with the requirements of this Section. Appeals of the Director's action may be appealed to the Planning Commission who will review the application pursuant to the criteria in this Section.

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2. **Approval of Unit Does Not Permit Land Division.** Approval of a secondary housing unit shall not be deemed to be a division of land for purposes of Government Code Section 66410 et seq. or Title 21 of the Municipal Code, nor shall the administrative approval above entitle the applicant to either: (a) such a division of land; or (b) to have each of the 2 dwelling units on the parcel separately assessed for property tax purposes. (Ord. 1335 C.S. § 5, 2007; Ord. 1312 C.S. § III (part), 2004.)

22.12.090 Conditional Uses.

The following conditional uses shall be permitted upon the granting of a conditional use permit in accord with the provisions of Chapter 22.40 of this Title:

- A. Temporary real estate offices, construction yards and sheds;
- B. Colleges; nursery schools; private nonprofit schools and colleges, not including art, craft, music or dancing schools or business, professional or trade schools and colleges; churches, parsonages parish houses, monasteries, convents and other religious institutions; public and private philanthropic and eleemosynary institutions, sanitariums and nursing homes; private noncommercial clubs and lodges; golf courses; cemeteries, columbariums and crematories;
- C. Pumping stations, power stations, drainage ways and structures, storage tanks, and transmission lines found by the City Planning Commission to be necessary for the public health, safety or welfare;
- D. Accessory structures and uses located on the same site as a conditional use;
- E. In the R-1.5 district, mobile home parks;
- F. In the R-1.5 and R-2.5 districts, state authorized or certified or licensed small group homes (serving 7 to 15 mentally disordered or otherwise handicapped persons);
- G. In the R-1.5 and R-2.5 districts, in the proximity of the Contra Costa County Hospital, group care and rehabilitation facilities (other than state authorized, certified or licensed homes serving mentally disordered or otherwise handicapped persons) serving up to 15 persons;
- H. In the R-1.5, R-2.5 and R-3.5 districts, on sites adjoining major thoroughfares, residential office facilities in existing residential structures or newly constructed compatible structures of residential appearance for the following activities:
 1. Professional offices including accountants, architects, artists, attorneys, authors, engineers, dentists, doctors;
 2. Real estate offices;
 3. Antiques, arts and crafts sales.

Size and staff of residential office activities shall be limited in scope as appropriate for the residential district in which it is located. Signs shall be limited in size to 4 square feet maximum size and 1 sign per site. The Board of Adjustments shall make the following findings in granting a use permit under this subsection that:

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1. Approval of this use permit will be consistent with objectives of the General Plan;
 2. The construction and/or use proposed will be consistent with and compatible with existing structures and uses on adjoining sites and in the immediate neighborhood;
 3. Approval of this use permit will not result in any adverse environmental impact;
- I. Except in the R-1.5 and R-2.5 districts, dog fancier's permits on sites of 20,000 square feet or more;
- J. Planned unit developments in accord with the provisions of Chapter 22.42 of this Title;
- K. In the R-1.5, R-2.5 and R-3.5 districts only, multiple-family residential structures on sites up to 9,999 square feet in area adjoining, on one or both sides, sites with existing multiple-family residential structures, subject to the following conditions that:
1. The maximum density shall be the average density (rounded down to a whole unit) of the improved sites adjoining the side lines of the site; however, in no case shall there be less than 1,500 square feet of site area per living unit. Density for corner lots shall be the average of the adjoining lots in the same block on each street frontage;
 2. The architectural and site design of the improvements shall be compatible with existing structures in the neighborhood, and shall be similar in appearance to structures designed to comply with the basic requirements of the zoning district;
 3. A use permit for multiple-family residential structures on sites up to 9,999 square feet shall be granted only upon a minimum of 2/3 vote of the Board of Adjustments;
 4. The Board of Adjustments shall make the following findings in granting a use permit under this subsection that:
 - a. Specific adjoining and/or surrounding structures and improvements detrimentally affect the site, and that unnecessary hardship, inconsistent with the objectives of this Title, would result from a strict enforcement of the zoning regulations, absent a conditional use permit under this subsection;
 - b. The structures and improvements detrimentally affecting the site have an apparent remaining usefulness indicating their continued presence and effect on the site for the foreseeable future;
 - c. Approval of this use permit will be consistent with the objectives of the General Plan;
 - d. Approval of this use permit will not result in any adverse environmental impact.
 5. In granting of a conditional use permit under this subsection, no condition to this subsection shall be subject to variance.

This subsection is incorporated into the zoning title in recognition of the fact that scattered multiple residential development has occurred over the years within some of the areas zoned R-1.5, R-2.5 and R-3.5 and that some of this existing development can have adverse effects on adjoining or nearby sites. It is the intent of this subsection to provide a mechanism for relief from unnecessary hardships

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imposed by a combination of the basic zoning provisions and existing developments by providing a means for accomplishing a transition between existing nonconforming multiple residential densities and the planned densities of the zoning district.

- L. "Bed and Breakfast Inns" operated in conjunction with the provisions of Section 22.04.051, subject to the design review approval of exterior improvements and/or alterations pursuant to Sections 22.34.040 through 22.34.070.
- M. Emergency response residential facilities, such as fire stations and ambulance facilities, where staff live on-site.
- N. Wind generator, subject to the conditions listed below:
 - 1. A use permit may only be considered for generators serving as an accessory use to a primary residential use. The use of a generator as a business is prohibited (only the sale of surplus power back to the utility that serves the primary residential use is permitted).
 - 2. A wind generator may not be located in any minimum required yard.
 - 3. The maximum permitted height, measured as the distance from the maximum height reached by the rotor or tip of the propeller blade down to the grade directly below the blade, is 25 feet.
 - 4. The colors and materials of the system shall be of muted earthtones, to the extent practical, so as to minimize the visual intrusion of the equipment into its residential setting.
 - 5. Noise from the system shall not exceed the requirements of Chapter 8.34, Noise Control.
- O. Homeless Shelters, Ongoing. Homeless shelters, ongoing, within permitted religious or eleemosynary institutions. In addition to the applicable conditions of use permit approval pursuant to 22.40.070, Homeless Shelters, Ongoing, within permitted religious or eleemosynary institution, are subject to the development and operational standards of Section 22.34.230, Homeless Shelters. (Ord. No. 1379 C.S., § 16, 2-19-2014; Ord. 1323 C.S., § II, 2005; Ord. 1066 C.S., § I, 1986; Ord. 1027 C.S., § 3, 1984; Ord. 822 C.S., § 2 (part), 1975; prior code § 10,103.3.)

22.12.100 Distances Between Structures.

- A. Garages, carports and other accessory structures may be attached to and have a common wall with the main structure on a site or may be connected with the main structure by a breezeway.
- B. When there is more than one structure on a site, the minimum distance between a structure used for human habitation and another structure shall be 10 feet unless otherwise approved by the Planning Director. The minimum distance between structures shall be increased 1 foot for every 2 feet of height above the lowest 12 feet of height of either structure. (Ord. 965 C.S. § 5, 1985; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,103.4.)

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22.12.110 Minimum Site Area.

The minimum site area for R residential districts shall be as specified in Table B.

Table B

District	Minimum site area
R-1.5*	10,000 square feet
R-2.5	3,500 square feet
R-3.5	4,000 square feet
R-6.0	6,000 square feet
R-7.5	7,500 square feet
R-10.	10,000 square feet
R-15	15,000 square feet
R-20 and RR-20	20,000 square feet
R-40 and RR-40	40,000 square feet
R-65 and RR-65	65,000 square feet
R-80 and RR-80	80,000 square feet
R-100 and RR-100	100,000 square feet

Note: *R-3.5 and R-2.5 existing sites with less than the required minimum site area shall be considered in accordance with the provisions of Section 22.12.120. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.5.)

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22.12.120 Site Area Per Dwelling Unit.

Each site shall have an area of not less than specified in Table C.

TABLE C

District	Size of Site	Minimum Site Area Per Dwelling Unit (10 percent and flatter land)
R-1.5	Up to 9,999 sq. ft.	2,500 square feet
	10,000-19,999 sq. ft.	1,500 square feet
	20,000 sq. ft.	1,500 square feet except that special consideration may be given by the Board of Adjustments to reduce the minimum site area per dwelling unit to not less than 1,250 square feet for good site planning, architectural design and landscaping.
R-2.5	All	2,500 square feet
R-3.5	All	3,500 square feet
Remaining R and RR districts	All	Minimum site area specified in Section 22.12.110 Table B, for permitted uses

Note: For all zoning districts above, the minimum site area per dwelling unit specified is only for land lying at slopes of ten percent (10%) or flatter (as defined in Sections 22.12.130 through 22.12.180). For land steeper than ten percent (10%) in slope, adjustments must be made to the minimum site area per dwelling unit in accordance with the provisions of Sections 22.12.130 through 22.12.180, slope density regulations. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.6.)

22.12.190 Frontage, Width and Depth of Site.

- A. Each site shall have not less than 40 feet of frontage on a public street, except that a corridor access lot having not less than 15,000 square feet of area, exclusive of corridor area, may not have less than 20 feet of frontage.

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- B. Each site shall have a depth of not less than 100 feet and shall be of width not less than prescribed in Table E.

TABLE E

District	Minimum Width	Minimum Width Corner Lot
R-1.5	60 feet	70 feet
R-2.5	35 feet	60 feet
R-3.5	40 feet	50 feet
R-6.0	60 feet	70 feet
R-7.5	70 feet	80 feet
R-10.0	80 feet	90 feet
R-15	100 feet	110 feet
R-20 and RR-20	100 feet	110 feet
R-40 and RR-40	150 feet	150 feet
R-65 and RR-65	150 feet	150 feet
R-80 and RR-80	150 feet	150 feet
R-100 and RR-100	150 feet	150 feet

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.8.)

22.12.200 Dwelling Units Per Site.

Except as provided herein for the R-1.5, R-2.5 and R-3.5 districts not more than one dwelling unit shall be located on a site. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.9.)

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22.12.210 Maximum Site Area Coverage.

The maximum site area covered by structures shall be as prescribed in Table F.

TABLE F

District	Maximum Coverage
R-1.5	40 percent
R-2.5	35 percent
R-3.5	40 percent
R-6.0	40 percent
R-7.5	35 percent
R-10.0	30 percent
R-15	30 percent
R-20 and RR-20	25 percent
R-40 and RR-40	20 percent
R-65 and RR-65	15 percent
R-80 and RR-80	10 percent
R-100 and RR-100	5 percent

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.10.)

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22.12.220 Front Yards.

- A. The minimum front yard shall be as prescribed in Table G subject to the exceptions listed in subsection B.

TABLE G

District	Minimum Front Yard
R-1.5	10 feet
R-2.5	20 feet
R-3.5	20 feet
R-6.0	20 feet
R-7.5	20 feet
R-10.0	25 feet
R-15	25 feet
R-20 and RR-20	25 feet
R-40 and RR-40	25 feet
R-65 and RR-65	40 feet
R-80 and RR-80	50 feet
R-100 and RR-100	50 feet

B. Exceptions:

1. On a site situated between sites improved with buildings, the minimum front yard shall be the average depth of the front yards on the improved sites adjoining the side lines of the site.

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2. Where a site is not situated between sites improved with buildings and where sites comprising forty percent (40%) of the frontage on a block are improved with buildings, the minimum front yard shall be the average of the existing front yard depths in the block.
3. In computing average front yard depths, a depth 10 feet greater than the minimum required front yard shall be used in lieu of any greater front yard depth.
4. On a site having an average natural slope of thirty percent (30%) or more measured from the established grade of the street at the edge of the existing or proposed pavement to the rear line of the required front yard, a garage or carport may be constructed not less than 15 feet from the edge of the pavement, provided that in no case shall a garage or carport have a front yard of less than 3 feet.
5. For cul-de-sac lots which front upon the turnaround, the minimum front yard shall be 15 feet, providing the driveway is placed in such manner that a standard automobile parked in the driveway will not encroach upon the sidewalk.
6. On corner lots in the R-6.0 and R-7.5 districts, the front yard may be reduced to 15 feet minimum if the structure fronts upon the longer street frontage, provided there is 20 feet between the front of the garage or carport and the front property line. On corner lots in the R-10.0, R-20 and RR-20, and R-40 and RR-40 districts, the front yard may be reduced to 20 feet if the structure fronts upon the longer street frontage. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.11.)

22.12.230 Side Yards.

- A. The minimum side yard shall be ten percent (10%) of the average width of the site, subject to the exceptions listed in Table H and thereafter in this section.

TABLE H

District	Minimum Permitted	Maximum Required
R-1.5	5 feet	10 feet
R-2.5	5 feet	10 feet
R-3.5	5 feet	10 feet
R-6.0	5 feet	10 feet
R-7.5	5 feet	10 feet
R-10.0	5 feet	12 feet

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R-15	10 feet	15 feet
R-20 and RR-20	10 feet	15 feet
R-40 and R-40	15 feet	25 feet
R-80 and R-80	25 feet	35 feet
R-100 and RR-100	30 feet	40 feet

B. Exceptions:

1. In the R-1.5 and R-2.5 districts, on the street side of a corner lot the side yard shall be not less than fifteen percent (15%) of the average width of the site, provided that a side yard of more than 20 feet shall not be required; except where required due to the height or length of structure on the site, as detailed in subdivisions 3, 4 and 5 herein, and a side yard of less than 7 ½ feet shall not be permitted.
2. Except in the R-1.5 and R-2.5 districts, on the street side of a corner lot the side yard shall be not less than twenty percent (20%) of the average width of the site, provided that a side yard less than twice the minimum required interior side yard shall not be permitted and a side yard of more than twice the maximum required interior side yard shall not be required; except where required due to the height or length of structure(s) on the site, as detailed by subdivisions 3, 4 and 5 herein.
3. Table H sets forth the minimum requirements for structures of 12 feet or less in height. For structures above 12 feet in height, 1 foot shall be added to each side yard for each 2 feet of height above the lowest 12 feet of height of a structure. Second-story additions to existing one story single family structures will be permitted with side yards smaller than specified above, subject to the following limitations:
 - a. The second-story addition shall not encroach into the existing side yard areas;
 - b. Provisions of Sections 22.34.030 through 22.34.070 shall apply to any such second-story additions.
4. Table H sets forth the minimum requirements for structures less than 40 feet in length. One foot shall be added to each side yard for each 5 feet by which a wall of a structure within 25 feet of the side property line exceeds 40 feet in length parallel to the property line.
5. The increases in side yards required by subdivisions 3 and 4 herein shall be additive.
6. A side yard providing access to more than one dwelling unit shall not be less than 10 feet. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.12.)

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22.12.240 Rear Yards.

Except for the R-1.5 and R-2.5 Districts, the minimum rear yard shall be 25 feet, subject to the following exceptions:

- A. On a reversed corner lot the minimum rear yard shall be not less than the side yard prescribed in Section 22.12.230, provided that the side yard adjoining the street shall be not less than the required front yard on the adjoining key lot.
- B. Rear yard areas may be averaged on a single site to obtain the required 25-foot rear yard; not more than 50% of the width of the structure may extend closer than 25 feet to the rear property line, nor shall any portion of the structure extend closer than 15 feet to the rear property line.
- C. In the R-1.5 District, the minimum rear yard shall be 20 feet subject to the following exception. In the R-2.5 District, the minimum rear yard shall be 25 feet subject to the following exceptions:
 - 1. In the R-1.5 District the rear yard may be reduced to not less than 10 feet provided that 1 side yard is not less than 20 feet.
 - 2. In the R-2.5 District, the rear yard may be reduced to not less than 15 feet provided 1 side yard is not less than 25 feet.
 - 3. One foot shall be added to the rear yard for each 2 feet of height above the lowest 12 feet of height of a structure.
 - 4. On a reversed corner lot the minimum rear yard shall be not less than the side yard prescribed in Section 22.12.230, provided that the side yard adjoining the street shall be not less than the required front yard on the adjoining key lot. (Ord. 1335 C.S. § 2, 2007; Ord. 822 C.S. § 2 (part), 1975; prior code § 10,103.13.)

22.12.250 Usable Open Space.

The minimum usable open space per dwelling unit for multifamily residential structures in residential districts shall comply with the provisions in Table I.

TABLE I

District	Minimum Usable Open Space Per Dwelling Unit
R-1.5	400 square feet
R-2.5	450 square feet
R-3.5	500 square feet

(Ord. 822 C.S. § 2 (part), 1975; prior code § 10,103.14.)

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22.12.260 Height of Structures.

Except in the R-1.5 district, the maximum height of structures shall be two stories or a maximum of 25 feet, whichever is less. In the R-1.5 district, the maximum height of structures shall be two stories over depressed parking, or a maximum of 30 feet, whichever is less. (Ord. 822 C.S. § 2 (part), 1975: prior code 10,103.15.)

22.12.265 Accessory Structures.

- A. **Intent.** These specific limitations as to the height, number or size of accessory structures are intended to ensure adequate light, air and privacy for residential properties, balancing the appropriateness of the accessory structures' design to preserving the residential character and neighbor's privacy with the applicant's ability to fully utilize the property in accordance with all applicable standards of the City's zoning regulations.
- B. **Size and Location Limitations.** Accessory structures shall conform to the maximum coverage, and minimum yard requirements of the applicable zoning district, subject to the following special limitations and exceptions:
1. **Maximum Size.** The maximum size of any 1 accessory structure is 1,000 square feet; and the total size of all accessory structures on a lot cannot exceed 50% of the main structure's gross floor area. Exceptions to these maximum size limitations may be granted with approval of a use permit.
 2. **Maximum Height.** The height of an accessory structure may not exceed one story or 15 feet. Exceptions to exceed either the 1 story, or 15 feet maximum, or both, may be granted with approval of a use permit.
 3. **Exceptions to Minimum Yard Requirements for Accessory Structures Within Minimum Required Rear Yards.** Provided that the accessory structure(s) do not cover more than 25% of the minimum rear yard otherwise required by Section 22.12.240 Rear Yards, accessory structure(s) may be placed, or partially placed, within such minimum required rear yards, subject to the following requirements:
 - a. A minimum setback of 5 feet shall be maintained from the rear and interior side property lines that are adjacent to the otherwise required minimum rear yard.
 - b. Accessory structures in the minimum required rear yards of corner lots shall be no closer to the street-side side property line than the minimum street-side side yard required by Section 22.12.230, Side Yards.
 - c. Accessory structures in the minimum required rear yards of reverse corner lots shall be no closer to the rear property line than the minimum permitted side yard of the adjoining key lot as required by Section 22.12.230(A), Table H, Side Yards.
 4. **Special Limitations for Keeping of Animals.** Accessory structures, where permitted for the housing of animals, such as horse stables and paddocks, chicken coops, rabbit hitches and similar structures, shall maintain the minimum setbacks from property lines and dwelling as prescribed in Section 22.12.080, Permitted

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Uses in R-Residential Districts. Other accessory structures which, in the option of the Community Development Director, are not customarily or incidental to the main residential use of the property, require use permit approval. (Ord. 1335 C.S. § 3, 2007.)

22.12.270 Off-Street Parking and Loading Facilities.

- A. Off-street parking shall be provided for residential development in accordance with the requirements of Section 22.36.030 of this title.
- B. Parking and loading facility requirements for nonresidential uses and loading facility requirements for apartment hotels in excess of 5,000 square feet of gross floor area, shall comply with the regulations prescribed in Chapter 22.36 of this title. (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.16.)