

DIVISION 2 – RESIDENTIAL ZONING DISTRICTS & OVERLAYS

CHAPTER 17.20 – ONE-FAMILY DWELLING ZONING DISTRICTS

Sections.

17.20.010 – Summary of the Zoning Districts.

17.20.020 – Purpose.

17.20.030 – Applicability

17.20.040 – Permitted Uses.

17.20.050 – Development Standards.

17.20.010 – Summary of the Zoning Districts.

- A. **One-family Dwelling (R-1A) Zoning District** – Consistent with the General Plan Land Use Designation of Low Density Residential. This zoning district primarily includes smaller lots that allows for one (1) dwelling unit on each lot.
- B. **One-family Dwelling (R-1B) Zoning District** – Consistent with the General Plan Land Use Designation of Low Density Residential. This zoning district primarily includes deeper lots that allows for two (2) or more detached dwelling units on each lot under limited conditions. Also includes smaller lots that allow for one (1) dwelling unit on each lot.
- C. **One-family Dwelling (R-1C) Zoning District** – Consistent with the General Plan Land Use Designation of Low Density Residential. This zoning district primarily includes deeper lots with one (1) dwelling on each lot that allows for the keeping of horses and other large, domesticated animals. Many lots currently are, or previously were, developed with equestrian uses.

17.20.020 – Purpose.

- A. Provide a variety of single-family residential dwellings built to suburban standards characterized by single- and two-story structures separated by ample green space to suit a spectrum of individual lifestyles and needs.
- B. Maintain the existing character of the City's low-density, single-family residential neighborhoods, while providing new opportunities for unit additions and infill housing.
- C. Ensure that the scale and design of new development, alterations and additions to existing dwellings are compatible with the scale, mass and character of their neighborhoods, and protect adjacent properties from unreasonable obstruction of light and air.
- D. Provide for appropriate densities within the ranges established in the General Plan.
- E. Provide opportunities for other neighborhood uses such as schools, parks, religious assembly, community centers and daycare centers that serve and are compatible with the surrounding residential neighborhood.

17.20.030 – Applicability.

This Chapter identifies allowable land uses, permitted requirements and development standards for One-family Dwelling zoning districts and applies to all areas in the City identified with an R-1A, R-1B or R-1C on the City's Zoning Map.

17.20.040 – Permitted Uses.

- A. **Permitted Uses.** Table 17.20-1 prescribes the land use regulations for each One-family Dwelling zoning district. Additional use-specific regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.20-1 shall not be permitted in the R-1A, R-1B or R-1C zoning district, except as otherwise permitted in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.20-1 – Permitted Uses – One-family Dwelling Zoning Districts				
Residential – Main Uses	R-1A	R-1B	R-1C	Notes
Residential dwelling, single-family, one (1) on a lot, one (1) story	P	P	P	
Residential dwellings, single-family, greater than one (1) story	P	P/D ¹	D ¹	17.122
Residential dwellings, single-family, two (2) or more detached on a lot	--	P	--	
Factory-built housing	P	P	P	
Planned Residential Development (PRD)	--	R	--	17.127
<i>Religious institutions housing (reserved)</i>	--	--	--	17.110.070
Urban dwelling	P	P	--	17.110.100
Urban lot split	P	P	--	17.110.110
Residential – Ancillary Uses				
Accessory building	P	P	P	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	P	P	17.110.030
Animals, breeding and raising	--	P	P	
Animals, horses	--	P	P	
Animals, husbandry product	--	C	C	
Community garden	M	M	M	
Garage sale	P	P	P	5.44

¹ A maximum of 1½-stories shall require Community Development Director approval for properties located in the RHOD overlay.

Table 17.20-1 – Permitted Uses – One-family Dwelling Zoning Districts (continued)				
Residential – Ancillary Uses (continued)	R-1A	R-1B	R-1C	Notes
Greenhouse or conservatory, private	P	P	P	
Home occupation business	P	P	P	17.110.040
Lighted outdoor sporting field or court, private	M	M	--	
Trailer, temporary	P	P	P	
Transitional parking	C	C	--	
Transitional use	C	C	--	17.110.090
Community Care Uses				
Adult daycare home –				
Small, less than seven (7) adults	P	P	P	
Large, seven (7) to 12 adults	C	C	--	
Family daycare home –				
Small, less than nine (9) children	P	P	P	
Large, nine (9) to 14 children	A	A	A	
Group home –				
Small, less than (7) residents	P	P	P	
Large, seven (7) or more residents	A	A	A	
Residential care home –				
Small, less than seven (7) residents	P	P	P	
Large, seven (7) to 12 residents	A	A	A	
Supportive or transitional housing	P	P	P	
Other Uses				
Government or government related facility	P	P	--	
Recreation facility –				
Public	P	P	P	
Private	C	C	--	
School & educational facility –				
K-12, public	P	P	--	
Preschool, public	P	P	--	
<i>Temporary use (reserved)</i>	--	--	--	17.124
Utility facility	C	C	--	
Wireless facility	See notes			17.90 & 17.92

Key:

- Use not permitted.
- P Use permitted by-right.
- A Use permitted after review and approval of an Administrative Permit (AP).
- D Use permitted after review and approval of the Community Development Director.
- T Use permitted after review and approval of a Temporary Use Permit (TUP).
- M Use permitted after review and approval of a Minor Use Permit (MUP).
- C Use permitted after review and approval of a Conditional Use Permit (CUP).
- R Use permitted after review and approval of a Planned Residential Development (PRD) permit.

17.20.050 – Development Standards.

A. **Development Standards.** Table 17.20-2 prescribes the development standards for each One-family Dwelling zoning district. Refer to Figure 17.20-1 for information on setbacks and height in a graphic form.

Table 17.20-2 – Development Standards – One-family Dwelling Zoning Districts			
Development Standard	R-1A	R-1B ²	R-1C
Land use description	One-family dwelling	One-family dwelling	One-family dwelling
Maximum height	2 stories & 30 ft.	2 stories & 30 ft.	1½ stories & 25 ft.
Maximum top plate height	1 story: 14 ft. 2 story: 24 ft.	1 story: 14 ft. 2 story: 24 ft.	18 ft.
Minimum Yard Setbacks ³			
1 st story front	20 ft.	20 ft.	20 ft.
2 nd story front	5 ft. additional from the 1 st story	5 ft. additional from the 1 st story	N/A
1 st story street side	10 ft.	10 ft.	10 ft.
2 nd story street side	5 ft. additional from the 1 st story	5 ft. additional from the 1 st story	N/A
1 st story interior side	5 ft.	5 ft.	5 ft.
2 nd story interior side	5 ft. additional from the 1 st story	5 ft. additional from the 1 st story	N/A
Rear	10 ft.	20 ft.	35 ft.
Minimum Lot Specifications ⁴			
Area	7,260 sq. ft.	7,260 sq. ft.	10,000 sq. ft.
Street frontage	60 ft.	60 ft.	60 ft.
Street frontage, cul-de-sac	35 ft.	35 ft.	35 ft.
Depth	100 ft.	100 ft.	100 ft.

² Refer to Chapter 17.22 for properties within the RHOD Overlay.

³ A 2nd story shall not encroach over a patio that is open on the sides by more than 50%. Refer to Section 17.60.130 for additional yard exceptions. All street setbacks shall be fully landscaped as prescribed in Section 17.72.050.

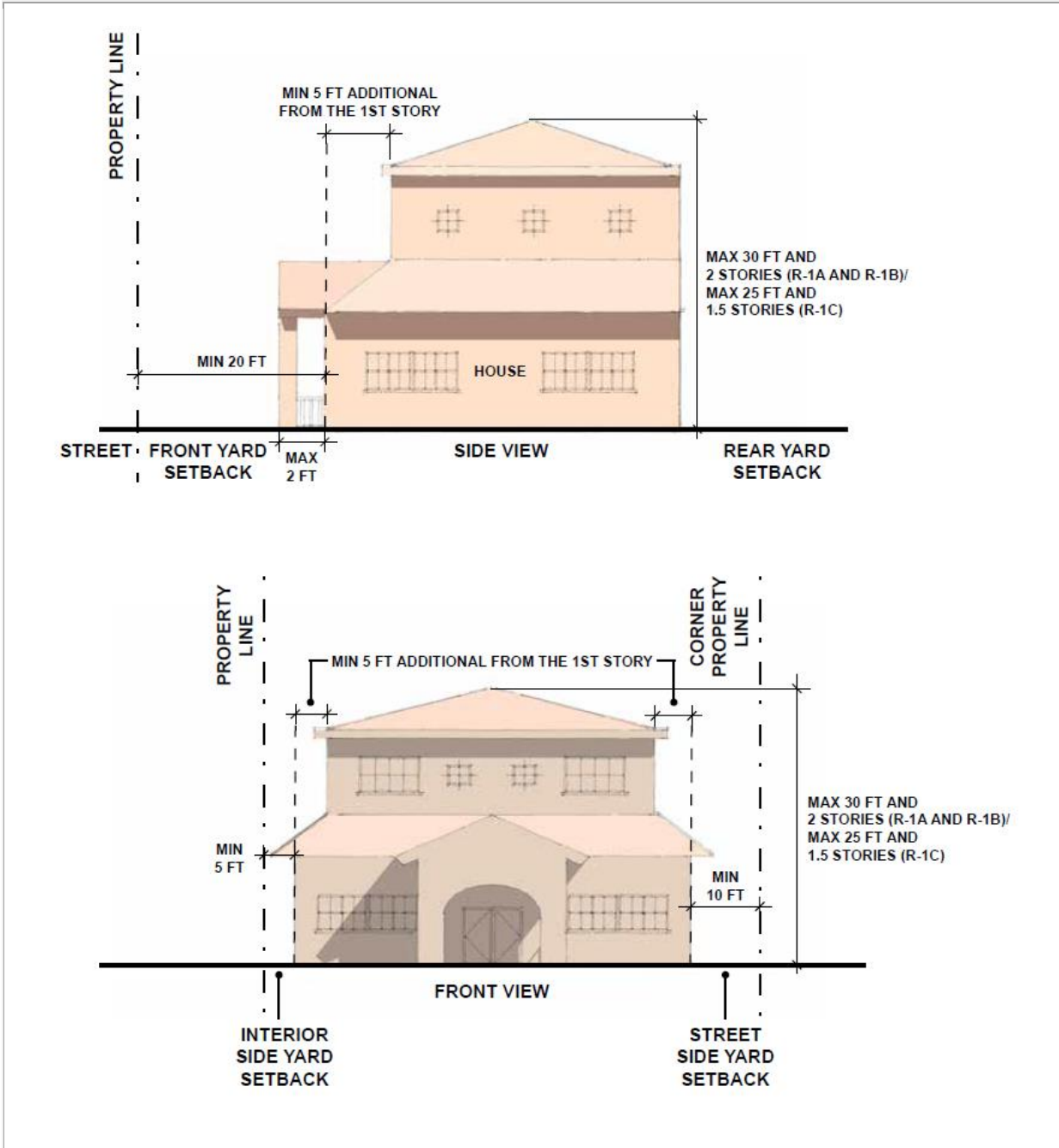
⁴ For new lots. Refer to Section 16.26.020 of Title 16 (Subdivisions) for additional standards and exceptions.

Table 17.20-2 – Development Standards – One-family Dwelling Zoning Districts (continued)			
Maximum Density	R-1A	R-1B	R-1C
≤100 ft. of frontage	1 unit/lot	1 unit/ 8,720 sf.	1 unit/lot
101 to 150 ft. of frontage		1 unit/ 7,920 sf.	
>150 ft. of frontage		1 unit/ 7,260 sf.	
Maximum Floor Area			
≤10,000 sq. ft.	0.35		
10,001 to 15,000 sq. ft.	0.30 or 3,500 sq. ft., whichever is greater		
15,001 to 20,000 sq. ft.	0.25 or 4,500 sq. ft., whichever is greater		
>20,000 sq. ft.	0.20 or 5,000 sq. ft., whichever is greater		
Other Standards			
Maximum lot coverage	35%	30%	30%
Minimum dwelling size ⁵	1,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Minimum distance between dwellings	N/A	40 ft. (the minimum front and rear yard)	N/A
Minimum distance between other structures	6 ft.	6 ft.	6 ft.

- B. **Undergrounding of Utilities.** For all developments with five (5) or more dwelling units, all utility distribution lines including but not limited to: electric; communication; natural gas and cable TV lines shall be placed underground.
- C. **Lighting System.** For all developments with three (3) or more dwelling units, an on-site lighting system shall be installed for all parking areas, vehicular access ways and along major walkways. Such lighting shall be directed onto driveways and walkways within the project and away from the dwelling units and adjacent properties.
- D. **Keeping of Animals:**
1. The following are permitted in the R-1B and R-1C zoning districts:
 - a. The breeding, hatching and raising of poultry, fowl, birds, rabbits, chinchillas, earthworms, fish, frogs and bees are permitted for domestic or commercial use.
 - b. The keeping of horses:
 - i. In the R-1B zoning district, the lot shall have a minimum area of 21,780 sq. ft., with no more than one (1) horse permitted per one-quarter acre.
 - ii. In the R-1C zoning district, the lot shall have a minimum area of 7,500 sq. ft., with no more than one (1) horse permitted per 7,500 sq. ft. of lot area.

⁵ This requirement shall not apply to ADUs and urban dwellings.

Figure 17.20-1 – Height and Setbacks



- c. The keeping of other animals in the R-1C zoning district:
 - i. Up to three (3) goats and the offspring less than one (1) year of age.
 - ii. Up to three (3) sheep and the offspring less than one (1) year of age.
 - iii. One (1) cow, but only for personal use of the family residing upon the premises.

- iv. Any program of animal husbandry as a member of any national or nonprofit educational or character building organization, for the family residing upon the premises.
 - 2. There shall be no killing or dressing of any animals or poultry for commercial purposes.
 - 3. Animal enclosures and related activities. Refer to Section 17.22.040(F) (Rurban Homesteads Overlay District – Development Standards) of this Title.
- E. **Other Development Standards.** Table 17.20-3 denotes additional development standards found in other Chapters or Sections of this Title that apply to One-family Dwelling zoning districts:

Table 17.20-3 – Other Development Standards	
Development Standard	Chapter or Section
Additions to nonconforming setbacks	17.16.020(D)
Existing flag lots	17.60.020
Height exceptions and restrictions	17.60.030
Landscaping	17.72 & 17.74
Outdoor lighting	17.60.050
Parking	17.70
Private streets and private driveways	17.60.070
Refuse storage facilities	17.60.080
Screening	17.60.100
Walls, fences and hedges	17.60.120
Yard encroachments	17.60.130

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CHAPTER 17.22 - RURBAN HOMESTEADS OVERLAY DISTRICT

Sections.

17.22.010 – Purpose.

17.22.020 – Applicability.

17.22.030 – Use Regulations.

17.22.040 – Development Standards.

17.22.010 – Purpose.

The Rurban Homesteads Overlay District (RHOD) was established to preserve rural character, promote a low-density, rural residential lifestyle, and ensure continued availability of lots that allow animal keeping, agricultural cultivation and retain the area's homestead heritage.

It is the intent of the Rurban Homesteads Overlay District to protect areas for low-density, rural development by retaining large lots in a configuration that enables animal raising and keeping and to ensure that new residential development and alterations and additions to existing residences are compatible with the scale, mass and character of the rural neighborhood.

17.22.020 – Applicability.

The Rurban Homesteads Overlay District applies to all areas in the City identified with an RHOD on the City's Zoning Map.

17.22.030 – Use Regulations.

No lot, premise, building, or structure in the Rurban Homestead Overlay District shall be used for any use or purpose other than those specified below:

- A. **One-family Dwelling.** Not more than one (1) one-family dwelling on any lot as defined by Chapter 17.150 (Use Definitions) of this Title.
- B. **Accessory Buildings.** Accessory buildings necessary or incidental to each one-family dwelling, located on the same lot or parcel of land, including a private garage for each lawful dwelling. The capacity of each such garage shall not exceed three (3) automobiles. See Section 17.110.020 (Regulations for Specific Uses – Accessory Buildings) of this Title for additional standards.
- C. **Accessory Dwelling Units (ADUs).** ADUs and Junior ADUs are regulated pursuant to Section 17.110.030 (Regulations for Specific Uses – Accessory Dwelling Units) of this Title. The architectural style and materials of ADUs and Junior ADUs shall match that of the primary building on the property.
- D. **Horses.** The keeping of not more than one (1) horse for each 7,500 square feet of lot area.
- E. **Other Animals.** The keeping of not more than three (3) female goats and their offspring less than one (1) year of age, and the keeping of not more than three (3) sheep and their offspring less than one (1) year of age, and the keeping of not more than one (1) cow, but only for the personal use of the family residing upon the premises or in the conduct by any member of

the family residing upon the premises of any program of animal husbandry as a member of any national or nonprofit educational or character building organization.

17.22.040 – Development Standards.

The regulations applicable to lots, premises, buildings and structures in the underlying zone shall apply to and be complied with as to every lot, premises, building, and structure in the Rurban Homesteads Overlay District.

- A. **Minimum Lot Area and Width.** Each lot shall have a lot area of not less than 10,000 square feet and a width of not less than 60 feet at the mid-point measured between the front and rear lot lines; provided, however, that when a lot has less area than herein required and was recorded at the time of the effective date of the ordinance codified in this Title, the lot may be occupied by not more than one (1) dwelling unit.
- B. **Street Frontage Required.** Every lot shall abut a public street for a distance of at least 60 feet. Flag lots and Planned Residential Developments shall be prohibited.
- C. **Lot Design.** Lots shall be rectangular in shape, with side parcel lines as close as practical to ninety-degree angles with front and rear parcel lines. Lot depth shall be a minimum of two (2) times the lot width. Flag lots and Planned Residential Development shall be prohibited.
- D. **First Floor Top Plate Height.** First floor top plate height shall not exceed 12 feet in the front one-third (1/3) of the structure.
- E. **Building Height.** The maximum allowable height is 25 feet and one (1) and one-half (½) stories. New development, additions and alterations that will result in more than one (1) story are subject to the following:
 - 1. Configuration. Floor area above the first story shall be wholly built into the framing of the roof.
 - 2. Floor area limit. Habitable floor area above the first story shall not exceed 60 percent of the first story roofed area.
 - 3. Dormer. Dormers shall not exceed the height of the building ridge line, shall not overhang the outer face of the wall below, or exceed 60 percent of the length of the roof.
 - 4. Balconies or decks. Balconies or decks above the first floor are prohibited.
 - 5. Design Review. All applications for new development or additions that will result in more than one (1) story shall require Design Review pursuant to Chapter 17.122 (Design Review) of this Title and as follows:
 - a. Application requirement. In addition to other materials required for the submittal of a Design Review application, supporting materials shall be submitted to describe and provide visual representation of existing conditions and the proposed project. Supporting materials may include, but are not limited to: statements; photographs; plans; drawings; renderings; models; material samples; and the erection of story poles at the site.

- b. Review Authority. Design Review shall be conducted by the Community Development Director.
 - c. Notice. At least ten (10) days prior to the date of action, notice of the application shall be posted on-site and mailed to all residents and property owners of record within a 300 foot radius of the subject property as shown on the latest available assessment roll. The notice shall include a general description of the application, the location of the property, the date of the decision, the procedure for submitting comments, and the procedure for appealing the decision.
 - d. Call-up for Planning Commission review. The Community Development Director may refer items directly to the Planning Commission when, in his/her discretion, the public interest would be better served by having the Planning Commission conduct Design Review. In addition, the applicant or any resident or property owner within the mailing radius may submit a written request to the Community Development Director for a call-up.
 - e. Appeals. Community Development Director decisions regarding this Chapter are appealable to the Planning Commission and ultimately, the City Council. Refer to Section 17.10.100 (General Regulations – Ability to Appeal) of this Title.
- F. **Animal Enclosures and Related Activities.** Animal enclosures include barns, stables, corrals, pens, coops, bins, chutes or other enclosures designed or used for the keeping or shelter of animals. These standards shall not apply to fenced pastures or other contained animal grazing or roaming areas.
- 1. Location. Roofed animal enclosures shall be set back a minimum of 75 feet from the front lot line and 35 feet from any dwelling or other building used for human habitation other than the dwelling of the owner.
 - 2. Size:
 - a. Unroofed animal enclosure areas shall not count towards floor area calculations, accessory structure size or lot coverage. Up to 800 square feet of roofed animal enclosures shall be exempt from floor area calculations and accessory structure size. In addition, roofed animal enclosures greater than 800 square feet and existing prior to May 1, 2018, shall be exempt from floor area calculations and accessory structure size.
 - b. Animal housing, premises and quarters must be of sufficient size, kept clean and in a sanitary condition, properly ventilated and in good repair at all times. Sufficient size is defined as a minimum of 500 square feet of interior measurement of corral space and, for horses, each individual box stall must contain a minimum dimension of eight (8) feet in width and 12 feet in length.
 - 3. Animal enclosures shall comply with all development standards of the land use district and adopted City codes.

4. Maintenance:
 - a. Water troughs shall be cleaned out weekly. Mosquito fish or other mosquito prevention measures shall be used in water troughs or in any standing water.
 - b. Vermin, flies, standing surface water, refuse, and manure must be controlled and not accumulate so as not to be a nuisance for adjacent properties. Property owner is subject to Chapter 8.12 (Property Maintenance) of the El Monte Municipal Code (EMMC).
 - c. Site must control dust, fumes, odors, vapors and/or unsanitary conditions. Property owner is subject to Chapter 8.12 (Property Maintenance) of the EMMC.
 - d. Plugged in amplified noise on site relative to the operation of horses or large animals shall not be allowed.
5. Manure storage and disposal:
 - a. All manure disposal/storage shall be covered and protected from drainage flows, rain, and wind. Area used for non-containerized manure disposal/storage must cause no nuisance and be kept a minimum distance below and located so that it drains away from the neighboring property, facilities and water supplies.
 - b. Manure must be disposed off-site at a frequency that prevents overflowing of manure bin, or storage area, and which prevents strong odors, accumulation of flies, or vermin from creating a nuisance condition. Manure storage shall be located away from the street.
6. Trailer parking. Horse or large animal trailers shall be located outside of the required front yard setback. Trailer parking is prohibited within the public right-of-way. All parking shall comply with Chapter 17.7 0 (Parking Requirements) of this Title.
- G. **Trees.** All new development and additions more than ten (10) percent of the floor area on the site shall provide a minimum of one (1) tree within the required front setback for every 35 feet of street frontage. If a tree already exists within the required front setback, the applicant shall not be required to plant a new tree.
- H. **Other Standards.** For all other standards and requirements, refer to the underlying zone.

CHAPTER 17.24 – MULTIPLE-FAMILY DWELLING ZONING DISTRICTS

Sections.

17.24.010 – Summary of the Zoning Districts.

17.24.020 – Purpose.

17.24.030 – Applicability

17.24.040 – Permitted Uses.

17.24.050 – Development Standards.

17.24.010 – Summary of the Zoning Districts.

- A. **Low-density Multiple-family Dwelling (R-2) Zoning District** – Consistent with the General Plan land use designation of Medium Low Density Residential. This zoning district allows for attached and detached single-family dwellings, attached products with four (4) or fewer units and Planned Residential Developments.
- B. **Medium-density Multiple-family Dwelling (R-3) Zoning District** – Consistent with the General Plan Land Use Designation of Medium Density Residential. This zoning district allows for apartments, townhouses and Planned Residential Developments (PRDs).
- C. **High-density Multiple-family Dwelling (R-4) Zoning District** – Consistent with the General Plan Land Use Designation of High Density Residential. This zoning district allows for the highest residential densities for apartments, townhouses, condominiums and PRDs.

17.24.020 – Purpose.

- A. Provide a variety of multi-family residential dwellings ranging from suburban to more urban standards characterized by multi-story residential structures focused around common open space areas and other amenities to suit a spectrum of individual lifestyles and needs.
- B. Maintain the existing character of the City’s multiple-family residential neighborhoods, while providing new opportunities for unit additions and infill housing.
- C. Ensure that the scale and design of new development and alterations and additions to existing dwellings are compatible with the scale, mass and character of their neighborhoods, and protect adjacent properties from unreasonable obstruction of light and air.
- D. Provide for appropriate densities within the ranges established in the General Plan.
- E. Create opportunities to develop walkable neighborhoods in close proximity to commercial areas, recreational amenities and different modes of transit.

17.24.030 – Applicability.

This Chapter identifies allowable land uses, permitted requirements and development standards for Multiple-family Residential Dwelling zoning districts and applies to all areas in the City identified with an R-2, R-3 or R-4 on the City's Zoning Map.

17.24.040 – Permitted Uses.

- A. **Permitted Uses.** Table 17.24-1 prescribes the land use regulations for each Multiple-family Dwelling zoning district. Additional use-specific regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.24-1 shall not be permitted in the R-2, R-3 or R-4 zoning district, except as otherwise provided in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.24-1 – Permitted Uses – Multiple-family Dwelling Zoning Districts				
Residential – Main Uses	R-2	R-3	R-4	Notes
Residential dwelling, single-family, one (1) on a lot ⁶	P	P	P	
Residential dwellings, two-family, two (2) attached or detached on a lot	P	P	P	
Residential dwellings, multiple-family, three (3) or more attached or detached on a lot	P	P	P	
Factory-built housing	P	P	P	
Mobile home or trailer park	--	--	C	
Planned Residential Development (PRD)	R	R	R	17.127
<i>Religious institutions housing (reserved)</i>	--	--	--	17.110.070
Senior housing	--	C	C	
Residential – Ancillary Uses				
Accessory building	P	P	P	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	P	P	17.110.030
Animals, husbandry product	C	C	C	
Community garden	M	M	M	
Garage sale	P	P	P	5.44
Greenhouse or conservatory, private	P	P	P	
Home occupation business	P	P	P	17.110.040
Lighted outdoor sporting field or court, private	M	M	M	
Trailer, temporary	P	P	P	
Transitional parking	M	M	M	
Transitional use	M	M	M	17.110.090

⁶ Subject to the development standards of the R-1A zoning district.

Table 17.24-1 – Permitted Uses – Multiple-family Dwelling Zoning Districts (continued)				
Community Care Uses	R-2	R-3	R-4	Notes
Adult daycare home –				
Small, less than seven (7) adults	P	P	P	
Large, seven (7) to 12 adults	C	C	C	
Family daycare home –				
Small, less than nine (9) children	P	P	P	
Large, nine (9) to 14 children	A	A	A	
Group home –				
Small, less than (7) residents	P	P	P	
Large, seven (7) or more residents	A	A	A	
Residential care home –				
Small, less than seven (7) residents	P	P	P	
Large, seven (7) to 12 residents	A	A	A	
Supportive or transitional housing	P	P	P	
Public & Quasi-Public Uses				
Government or government related facility	P	P	P	
Recreation facility –				
Public	P	P	P	
Private	C	C	C	
School & educational facility –				
K-12, public	P	P	P	
K-12, private	--	C	C	
Preschool, public	P	P	P	
Preschool, private	--	C	C	
Utility facility	C	C	C	
Wireless facility	See notes			17.90 and 17.92
Other Uses				
Car sharing, residential use	--	M	M	17.70.070(D)
Cultural institution	--	C	C	
Philanthropic or charitable institution	--	C	C	
Religious institution	--	C	C	
<i>Temporary use (reserved)</i>	--	--	--	17.124

Key:

- Use not permitted.
- P Use permitted by-right.
- A Use permitted after review and approval of an Administrative Permit (AP).
- T Use permitted after review and approval of a Temporary Use Permit (TUP).
- M Use permitted after review and approval of a Minor Use Permit (MUP).
- C Use permitted after review and approval of a Conditional Use Permit (CUP).
- R Use permitted after review and approval of a Planned Residential Development (PRD) permit.

17.24.050 – Development Standards.

A. **Development Standards.** Table 17.24-2 prescribes the development standards for each Multiple-family Dwelling zoning district:

Table 17.24-2 – Development Standards – Multiple-family Dwelling Zoning Districts			
Development Standard	R-2	R-3	R-4
Land use description	Low Density Multi-Family	Medium Density Multi-Family	High Density Multi-Family
Maximum height ⁷	2 stories & 30 ft.	2 stories & 30 ft.	3 stories & 40 ft.
Minimum Yard Setbacks ⁸			
1 st story front	20 ft.	20 ft.	20 ft.
Upper story front	An additional 5 ft. from the 1 st floor building wall line		
1 st story street side	10 ft.	10 ft.	10 ft.
Upper story street side	An additional 5 ft. from the 1 st floor building wall line		
1 st story interior side	5 ft.	5 ft.	10 ft.
Upper story interior side	10 ft.	10 ft.	12 ft.
Rear	20 ft. if abutting R-1; Otherwise, 10 ft.		
Minimum Lot Specifications ⁹			
Area	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Street frontage	60 ft.	60 ft.	60 ft.
Street frontage, cul-de-sac	35 ft.	35 ft.	35 ft.
Depth	100 ft.	100 ft.	100 ft.
Maximum Density			
≤100 ft. of frontage	1 unit/ 5,445 sq. ft.	1 unit/ 4,356 sq. ft.	1 unit/ 1,740 sq. ft.
101 to 150 ft. of frontage		1 unit/ 3,630 sq. ft.	
>150 ft. of frontage		1 unit/ 3,111 sq. ft.	

⁷ Refer to Section 17.60.030 for additional height exceptions and restrictions.

⁸ Refer to Section 17.60.130 for additional yard exceptions. All street setbacks shall be fully landscaped as prescribed in Section 17.72.050.

⁹ For new lots. Refer to Section 16.26.020 of Title 16 (Subdivisions) for additional standards and exceptions.

Table 17.24-2 – Development Standards – Multiple-family Dwelling Zoning Districts			
Maximum Floor Area Ratio	R-2	R-3	R-4
1 unit ¹⁰	N/A	N/A	N/A
2 units	0.40	0.40	0.40
3 to 10 units	0.50	0.60	0.70
More than 10 units	0.40	0.50	0.60
More than 10 units with a Floor Area Ratio (FAR) bonus ¹¹	0.50	0.60	0.80
Minimum Usable Open Space ¹²			
2 to 10 units	600 sq. ft./unit (w/ 200 sq. ft. private)	550 sq. ft./unit (w/ 150 sq. ft. private)	500 sq. ft./unit (w/ 100 sq. ft. private)
>10 units	600 sq. ft./unit (w/ 150 sq. ft. private)	500 sq. ft./unit (w/ 100 sq. ft. private)	400 sq. ft./unit (w/ 75 sq. ft. private)
Other Standards			
Maximum lot coverage	40%	40%	45%
Maximum length of building walls	40 ft. with an offset of 4 ft. for a length of 6 ft.	60 ft. with an offset of 4 ft. for a length of 8 ft.	80 ft. with an offset of 4 ft. for a length of 10 ft.
Minimum distance between dwellings	8 ft.	10 ft.	12 ft.
Minimum distance between other structures	6 ft.	6 ft.	6 ft.
Minimum dwelling size ¹³	Studio: 500 sq. ft. 1-bedroom: 600 sq. ft. 2-bedroom: 800 sq. ft. 3-bedroom: 1,000 sq. ft.	4-bedrooms: 1,200 sq. ft. Each additional bedroom: 100 sq. ft.	

B. Floor Area Ratio (FAR) Bonus:

1. Eligible housing development projects must satisfy all of the following criteria:
 - a. The property shall be zoned R-3, R-4, Office Commercial (C-1) or Neighborhood Commercial (C-2), or within one-quarter (¼) mile of a Major Transit Intersection and zoned General Commercial (C-3).

¹⁰ Subject to the development standards of the R-1A zoning district.

¹¹ Refer to Section 17.24.050(B) for information on the City’s Floor Area Ratio (FAR) bonus.

¹² Refer to Section 17.24.050(D) for additional information on Open Space standards.

¹³ This requirement shall not apply to ADUs or projects that are 100% affordable.

- b. The property shall have a minimum area of 10,000 square feet; and
 - c. The project shall have a minimum of 11 units.
2. The total maximum allowable FAR bonus for eligible projects shall be as follows:
 - a. The maximum bonus shall be 0.10 for properties zoned R-3.
 - b. The maximum bonus shall be 0.20 for properties zoned R-4 or C-1.
 - c. The maximum bonus shall be 0.25 for properties zoned C-2, or within one-quarter (¼) mile of a Major Transit Intersection and zoned C-3.
 3. Table 17.24-3 provides the list of qualifying enhancements and the allowable FAR bonus:

Table 17.24-3 – Floor Area Ratio (FAR) Bonus		
Affordable Units ¹⁴		Bonus
1.	Reserve 10% of the units for moderate income households.	0.025
2.	In lieu of #1 above, reserve 15% of the units for moderate income households.	0.050
3.	Reserve 5% of the units for lower or very low income households.	0.050
4.	In lieu of #3 above, reserve 10% of the units for lower or very low income households.	0.075
	Total maximum bonus for affordable units:	0.075
Environmental		
5.	Demonstrate a minimum 40% of the energy demands for each unit comes from renewable sources.	0.025
6.	Individual garages – provide the regular amount of short-term bicycle parking Shared garages – double the required bicycle parking	0.025
7.	Provide electric charging stations at the rate of 1 for each garage. In addition, provide electric charging stations at a rate of 15% of the required guest parking spaces, or 2 spaces, whichever is greater.	0.025
8.	Cover a minimum 25% of roofed areas with vegetation, over a waterproofing membrane (i.e. green roofs).	0.050
9.	Achieve the Leadership in Energy and Environmental Design (LEED) equivalent of Gold.	0.025
10.	In lieu of #9 above, achieve the LEED equivalent of Platinum.	0.050
	Total maximum bonus for environmental:	0.100

¹⁴ In calculating the number of affordable units, fractions would be rounded up to the next whole number. For example, if a project had 38 units, ten (10) percent would be 3.8, rounded up to 4.0 units.

Table 17.24-3 – Floor Area Ratio (FAR) Bonus (continued)		
Open Space and Landscaping		Bonus
11.	Have a minimum 50% of the unit entrances face a street or a main common space area.	0.025
12.	Exceed the minimum overall open space requirement by 10% to 15%.	0.025
13.	Exceed the minimum overall open space requirement by more than 15%.	0.050
14.	Have 1 or more main common open space areas directly face a street.	0.025
	Total maximum bonus for open space:	0.075
Design and Massing		
15.	Limit the height of buildings to 1 story for the first 15 feet of units that face the street on properties zoned R-2 or R-3 (measured from the street setback).	0.025
16.	Limit the height of buildings to 1 or 2 stories for the first 15 feet of the units that face the street on properties zoned R-4 or C-1 (measured from the street setback).	0.025
17.	Recess all windows facing the street a minimum 3 inches.	0.025
18.	Have upper stories of units that face the street step back a minimum 5 feet compared to the first story.	0.025
19.	Have porches make up a minimum 30% of the width of all units that face the street.	0.025
20.	For projects where a minimum 50% of the units are 1 and/or 2 stories in height, have the first story top plate a maximum 12 feet high and the second story top plate a maximum 20 feet high.	0.025
21.	Locate all garages at the rear or side of each unit, so the entrances are not visible from the street.	0.025
	Total maximum bonus for design and massing:	0.075
Other items		
22.	Consolidate 3 or more parcels.	0.015
23.	Incorporate public art on site.	0.015
24.	Incorporate podium, underground or structure parking.	0.025
25.	Incorporate up to 2 additional items as deemed appropriate by the Community Development Director, related to affordable units, environmental, open space and/or design and massing.	Up to 0.025 for each

C. Usable Open Space:

1. Private open space:

- a. Private open space shall be provided for each unit as outlined in Table 17.24-2. Such space shall be directly accessible from the unit it serves.

- b. For properties zoned R-2 and R-3, private open space shall have a minimum dimension of ten (10) linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, it shall be enclosed by a fence or building walls on all sides.
 - c. For properties zoned R-4, private open space shall have a minimum dimension of six (6) linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. The minimum dimension may be reduced to four (4) feet for upper floor balconies. In addition, it shall be enclosed by a fence or building walls on all sides.
2. Common open space:
- a. General common open space shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, it shall have a minimum overall area of 500 square feet.
 - b. Main common open space areas shall have a minimum dimension of 20 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, it shall have a minimum overall area of 1,000 square feet.
3. Balconies, decks and recreation rooms:
- a. For properties zoned R-2 and R-3, up to 25 percent of the overall open space may be in the form of balconies or decks. When used as private open space, the balcony or deck shall be directly accessible from the unit it serves.
 - b. For properties zoned R-4, up to 50 percent of the overall open space may be in the form of balconies or decks. When used as private open space, the balcony or deck shall be directly accessible from the unit it serves.
 - c. For properties zoned R-3 with 11 or more units, up to 600 square feet of the overall open space may be in the form of recreation rooms.
 - d. For properties zoned R-4, up to 800 square feet of the overall open space may be in the form of recreation rooms.
4. Residential use expansions. Nonconforming uses shall also be in compliance with Section 17.16.040 (Nonconforming Provisions – Nonconforming Residential Uses) of this Title:
- a. For properties with two (2) or three (3) existing units. If one (1) new unit is proposed (either through new construction or alteration of an existing structure), the required open space for the new unit shall be provided.
 - b. If more than one (1) unit is proposed, the entire property shall meet current open space requirements.
- D. **Undergrounding of Utilities.** For all developments with five (5) or more dwelling units, all utility distribution lines including but not limited to electric, communication, natural gas and cable TV lines shall be placed underground.

- E. **Lighting System.** For all developments with three (3) or more dwelling units, an on-site lighting system shall be installed for all parking areas, vehicular access ways and along major walkways. Such lighting shall be directed onto driveways and walkways within the project and away from the dwelling units and adjacent properties.
- F. **Other Development Standards.** Table 17.24-4 denotes additional development standards found in other Chapters or Sections of this Title that apply to Multiple-family Dwelling zoning districts:

Table 17.24-4 – Other Development Standards	
Development Standard	Chapter or Section
Existing flag lots	17.60.020
Height exceptions and restrictions	17.60.030
Landscaping	17.72 and 17.74
Outdoor lighting	17.60.050
Parking	17.70
Private streets and private driveways	17.60.070
Refuse storage facilities	17.60.080
Screening	17.60.100
Walls, fences and hedges	17.60.120
Yard encroachments	17.60.130

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