

New sections:

19.100.065 - Infill development on undersized lots in the R-1 Zones

A. Setbacks for R-1-½ acre zoned properties less than 18,000 square feet in area. For legally created parcels within the R-1-½ acre Zone which are less than 18,000 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:

1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
2. For lots equal to or greater than 5,500 square feet in area, but less than 8,500 square feet in area, the R-1-7000 standards apply.
3. For lots equal to or greater than 8,500 square feet in area, but less than 10,500 square feet in area, the R-1-8500 standards apply.
4. For lots equal to or greater than 10,500 square feet in area, but less than 13,000 square feet in area, the R-1-10500 standards apply.
5. For lots equal to or greater than 13,000 square feet in area, but less than 18,000 square feet in area, the R-1-13000 standards apply.

B. Setbacks for R-1-13000 zoned properties less than 10,500 square feet in area. For legally created parcels within the R-1-13000 Zone which are less than 10,500 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:

1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
2. For lots equal to or greater than 5,500 square feet in area, but less than 7,000 square feet in area, the R-1-7000 standards apply.
3. For lots equal to or greater than 7,000 square feet in area, but less than 8,500 square feet in area, the R-1-8500 standards apply.
4. For lots equal to or greater than 8,500 square feet in area, but less than 10,500 square feet in area, the R-1-10500 standards apply.

C. Setbacks for R-1-10500 zoned properties less than 8,500 square feet in area. For legally created parcels within the R-1-10500 Zone which are less than 8,500 square feet in area, the following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:

1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
2. For lots equal to or greater than 5,500 square feet in area, but less than 7,000 square feet in area, the R-1-7000 standards apply.
3. For lots equal to or greater than 7,000 square feet in area, but less than 8,500 square feet in area, the R-1-8500 standards apply.

D. Setbacks for R-1-8500 zoned properties less than 7,000 square feet in area. For legally created parcels within the R-1-8500 Zone which are less than 7,000 square feet in area, the

following setbacks shall be provided and supersede those listed in Table 19.100.040.A as follows:

1. For lots less than 5,500 square feet in area, see section 19.100.065.E.
2. For lots equal to or greater than 5,500 square feet in area, but less than 7,000 square feet in area, the R-1-7000 standards apply.

E. *Development Standards for R-1 Zone lots less than 5,500 square feet in area.* For legally created parcels within all R-1 Zones which are less than 5,500 square feet in area, the following development standards shall apply and supersede those listed in Table 19.100.040.A:

Table 19.100.065

Residential Development Standards: R-1 Zone Lots Less than 5,500 Square Feet

Development Standards	Lot Size (square feet)			
	1,500-2,499	2,500-3,499	3,500-4,499	4,500-5,499
Building Height - Maximum	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories - Maximum	3	3	3	3
Lot Coverage - Maximum	55%	55%	50%	45%
Setbacks – Minimum ¹				
1. Front ²	10 ft.	10 ft.	15 ft.	15 ft.
2. Interior Side	5 ft.	5 ft.	5 ft.	5 ft.
3. Street Side	10 ft.	10 ft.	10 ft.	10 ft.
4. Rear	10 ft.	15 ft.	15 ft.	20 ft.

Notes:

1. See 19.630.040 (Permitted projections into required yards).
2. Garages and carports shall be set back 20 feet from the front lot line.

F. *Design Standards.* Residential development on R-1 Zone lots less than 5,500 square feet in area that abut the RA-5, RC, RR, RE, or R-1 Zone shall adhere to the following:

1. Windows within 30 feet of a structure on another parcel shall not directly align with the windows of the neighboring structure.
2. Above the second story, unenclosed landings, decks, and balconies that face an adjoining RA-5, RC, RR, RE, or R-1 Zoned property shall be located a minimum of 15 feet from the interior lot lines.

19.100.075 - Infill development on undersized lots in the R-3 and R-4 Zones

The following regulations shall apply to residential infill development projects in the R-3 and R-4 zones on legally created lots less than 21,780 square feet in area:

A. *Development Standards.* For legally created parcels within all R-3 and R-4 Zones which are less than 21,780 square feet in area, the following development standards shall apply and supersede those listed in Table 19.100.040.B:

Table 19.100.075

Residential Development Standards: R-3 and R-4 Zone Lots Less than 21,780 Square Feet

Development Standards	Lot Size (square feet)				
	< 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000	20,001 - 21,780
Building Height - Maximum	40 ft. ¹	40 ft. ¹	40 ft.	40 ft.	40 ft.
Number of Stories - Maximum	3 ¹	3 ¹	3	3	3
Setbacks - Minimum					
A. Front	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.
B. Front (Arterial Streets over 110 feet)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
C. Interior Side ²	5 ft.	5 ft.	5 ft.	5 ft.	7.5 ft.
D. Street Side ²	7.5 ft.	7.5 ft.	7.5 ft.	10 ft.	10 ft.
E. Rear ²	7.5 ft.	7.5 ft.	10 ft.	10 ft.	10 ft.
Distance Between Buildings	5 ft.	5 ft.	5 ft.	15 ft.	15 ft.

Notes:

1. Height may be increased to 45 feet if building is designed with tuck-under parking. Ground-floor tuck-under parking shall not be considered a story.
2. Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, any habitable portion of a building above 20 feet in height shall be stepped back an additional five feet.

B. *Design Standards.* Where an R-3 or R-4 zoned property less than 21,780 square feet in area abuts the RA-5, RC, RR, RE, or R-1 Zone, the development shall adhere to the following:

1. Windows within 30 feet of a structure on another parcel shall not directly align with the windows of the neighboring structure.
2. Above the second floor, unenclosed landings, decks, and balconies that face or overlook an adjoining RA-5, RC, RR, RE, or R-1 zoned property shall be located a minimum of 15 feet from the interior lot lines.

C. *Usable open space.* The minimum usable open space, as defined in Article X (Definitions), required for each dwelling unit on undersized lots in the R-3 and R-4 Zones shall be as set forth in Table 19.100.075 (Usable Open Space Standards: Undersized Lots in Multi-Family Residential Zones) and shall supersede Table 19.100.070:

Table 19.100.075

Usable Open Space Standards: Undersized Lots in Multi-Family Residential Zones

Usable Open Space Standards ¹	Lot Size (square feet)				
	< 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000	20,001 - 21,780
Common Usable Open Space - Minimum per Unit	None	None	40 sq. ft. or 2% of lot area, whichever is greater	50 sq. ft.	75 sq. ft.

<u>Common Usable Open Space Minimum Dimension in each direction</u>	<u>None</u>	<u>None</u>	<u>10 ft.</u>	<u>10 ft.</u>	<u>15 ft.</u>
<u>Private Usable Open Space^{2, 3}</u>	<u>None</u>	<u>None</u>	<u>40 sq. ft.</u>	<u>40 sq. ft.</u>	<u>50 sq. ft.</u>

Notes:

- Usable open space is not required for developments with six or fewer units.
- Usable private open space shall have a minimum dimension of 5 feet in each direction, with a vertical clearance of at least 8 feet.
- Upper-story private usable open space shall have at least one exterior side open above railing height.

Amended Sections:

19.100.060 - Additional regulations for the RA-5, RE, RC, RR and R-1 Zones.

[...]

E. Landscaping. Front and side yard setback areas adjacent to streets shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). Such setbacks shall not be used for off-street parking, storage, or accessory buildings.

19.100.070 - Additional regulations for the R-3 and R-4 Zones.

H. Landscaping. Front, side, and rear yard setback areas adjacent to streets shall be suitably landscaped ~~Landscaping shall be provided~~ and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation).

19.580 Parking and Loading

Table 19.580.060 Required Spaces

<u>Dwelling:</u>	
a. Single-family dwelling	a. 2 spaces within a private garage/dwelling unit
<u>b. Single-family dwelling on lot less than 5,499 square feet but greater than 3,500 square feet in area</u>	<u>b. 2 covered spaces in a garage or carport.</u>
<u>c. Single-family dwelling on lot less than 3,499 square feet in area</u>	<u>c. 1 covered space and 1 uncovered space ⁽⁴⁾.</u>
b. <u>d. Multiple-family dwelling</u>	b. <u>d. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾⁽⁴⁾</u>
c. <u>e. Live/Work, Studio Unit/Tiny Home (Foundation)</u>	c. <u>e. 1 space/dwelling unit</u>
<u>d. f. Accessory Dwelling Unit and Junior Accessory Dwelling Unit</u>	<u>d. f. No replacement parking is required when a garage, carport or covered parking is demolished. No parking is required for the ADU or JADU.</u>

4. Required parking spaces may be in tandem, ~~and the driveway may be used for the required drop-off and pick-up space.~~

19.580.070 - Off-street parking location and type requirements.

A. Single family dwellings.

1. *Required number and type of spaces.* See Table 19.580.060 (Required Spaces) Dwelling-Single Family.
 - a. Tandem parking: May be provided to satisfy the minimum parking requirement on lots less than 3,499 square feet in area.
2. *Parking location in the front and side yard areas.*
 - a. Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles exceeding 10,000 pounds gross vehicular weight, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage.
 - b. In addition, front and side yard areas may also be paved for the parking and maneuvering of vehicles as set forth in Section 19.580.070.A.3 below.
3. *Permitted driveway locations.*
 - a. House with attached or detached garage or carport: The space between the driveway serving the garage or carport and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed 20 feet in width beyond the driveway serving the garage or carport. (See Figure 19.580.070 A.3.a - House with Attached Garage)
 - b. House with detached garage or carport, served by adjacent street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage or carport, such space not to exceed 20 feet in width beyond the driveway serving the garage or carport. (See Figure 19.580.070 A.3.b - House with Detached Garage)
 - c. House with detached garage or carport served from an alley: A space, not exceeding 20 feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 19.580.070 A.3.c - House with Detached Garage Served by Alley)

19.580.080 - Design standards.

A. Parking space dimensions.

1. Table 19.580.080 A. (Off Street Vehicle Parking Space Dimensions) sets forth minimum size requirements for individual parking spaces. Design standards for handicapped parking stalls shall be provided in compliance with current requirements of the Uniform Building Code.
2. Compact spaces.
 - a. Up to 15 percent of the onsite parking spaces may have compact dimensions as set forth in Table 19.580.080 A.
 - b. Calculations that result in a fraction of a space shall be rounded to the nearest whole number.

- c. Compact spaces shall not be permitted for single-family dwellings.
3. Parking spaces that are parallel and adjacent to a building, fence/wall, or other door swing or pedestrian access obstruction shall be nine and one-half feet wide.
 4. All off-street parking spaces shall be indicated by white or yellow painted stripes not less than four inches wide or by other means acceptable to the Planning Division. Handicapped accessible spaces shall be indicated by blue painted stripes, signs and markings, in accordance with State of California requirements.
 5. Except in the case of individual tree well planters, the minimum paved depth of a parking space shall not be reduced by an overhang into a planter.
 6. Tandem parking shall not be permitted to satisfy the minimum parking requirement, except as provided in Section 19.580.070 B.1.[d](#)e (Multiple Family Dwellings) [and Section 19.580.070 A.1.a \(Single family dwellings\)](#).
 7. Angled Parking Spaces. Any parking layout incorporating angled parking spaces shall illustrate that minimum space dimensions are met by overlaying a rectangle (having the minimum required dimensions - Standard or Compact) onto each angled space so that no overhang occurs on the adjoining spaces, planters or drive aisles.
 8. [One-car garages shall have a minimum interior dimension of 12 feet wide and 20 feet deep.](#)
 9. [Two-car garages shall have a minimum interior dimension of 20 feet wide and 20 feet deep.](#)