

**ARTICLE V BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS**

*Chapter 19.100 RESIDENTIAL ZONES (RA-5, RC, RR, RE, R-1-½ ACRE, R-1-13000, R-1-10500, R-1-8500, R-1-7000, R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500, R-4)*

**19.100.010 Purpose.**

The purpose of this chapter is to define allowable land uses and property development standards, including density of development, for all residential zones in order to produce healthy, safe, livable and attractive neighborhoods within the City of Riverside, consistent with the goals and policies of the City's General Plan. Fourteen residential zones are established to implement the residential land use designations of the General Plan. The purpose of each of the residential zones is as follows:

- A. *Residential Agricultural Zone (RA-5)*. The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area.
- B. *Residential Conservation Zone (RC)*. The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:
  - 1. To preserve and enhance the beauty of the City's landscape;
  - 2. To maximize the retention of the City's natural topographic features, including, but not limited to, skyline profiles, ridgelines, ridge crests, hilltops, hillsides, slopes, arroyos, ravines, canyons, prominent trees and rock outcrops, view corridors, and scenic vistas through the careful selection and construction of building sites and building pads on said topographic features.
  - 3. To assure that residential use of said topographic features will relate to the surrounding topography and will not be conspicuous and obtrusive because of the design and location of said residential use;
  - 4. To reduce the scarring effects of excessive grading for building pads and cut and fill slopes;
  - 5. To prevent the construction of slopes inadequately protected from erosion, deterioration or slippage; and
  - 6. To conserve the City's natural topographic features.
- C. *Rural Residential Zone (RR)*. The Rural Residential Zone (RR) is established to provide areas for single-family residences on large lots where flexible provisions apply pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats, sheep, and swine under Future Farmers of America-supervised and 4-H-supervised projects. These zones are established in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RR Zone to provide

opportunities for persons whose lifestyles include the keeping of such animals in areas where such animal-keeping activities minimize impact to other residential properties.

- D. *Residential Estate Zone (RE) and R-1-½ Acre Zone.* The Residential Estate Zone (RE) and R-1-½ Acre Zone are established to provide areas for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted.
- E. *Additional Single-family Residential Zones (R-1-13000, R-1-10500, R-1-8500 and R-1-7000).* Additional Single-family Residential Zones (R-1-½ Acre, R-1-13000, R-1-10500, R-1-8500 and R-1-7000) are established to provide areas for single-family residences with a variety of lot sizes and housing choices.
- F. *Multiple-Family Residential Zones (R-3-4000, R-3-3000, R-3-2500, R-3-2000 and R-3-1500).* Medium High-Density Residential Zones (R-3-4000 and R-3-3000) and High-Density Residential Zones (R-3-2500, R-3-2000 and R-3-1500) are established to provide areas for multiple family residences, including such residential development types as apartments, town homes, condominiums, ~~and~~ tiny homes (foundation) in tiny home communities, and single-family homes in a Small Lot Subdivision Planned Residential Development.
- G. *Multiple-Family Residential Zone (R-4).* The Very High-Density Residential Zone (R-4) is established to provide areas for higher density multiple family residences in areas of the City readily served by public transit and near commercial zones and other nonresidential areas that meet the everyday shopping, educational, health service and similar needs of residents.

(Ord. 7592 § 2(Exh. B), 2022; Ord. 7552 § 1, 2021; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A), 2020; Ord. 7487 § 9, 11-5-2019; Ord. 7331 § 4, 2016; Ord. 6966 § 1, 2007)

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**19.100.040 Residential development standards.**

Tables 19.100.040.A (Residential Development Standards: Single-Family Residential Zones) and 19.100.040.B (Residential Development Standards: Multiple-Family Residential Zones) establish the development standards applicable to all development within the residential zones.

(Ord. 7552 §§ 2, 3, 2021; Ord. 7408 § 1, 2018; Ord. 7331 § 4, 2016; Ord. 7109 § 2, 2010; Ord. 7027 § 1, § 2, 2009; Ord. 6966 § 1, 2007)

Table 19.100.040.A  
Residential Development Standards: Single-family Residential Zones

| Development Standards        | Single-family Residential Zones |                    |                   |                   |                            |                        |                         |                        |                        |
|------------------------------|---------------------------------|--------------------|-------------------|-------------------|----------------------------|------------------------|-------------------------|------------------------|------------------------|
|                              | RA-5                            | RC <sup>12</sup>   | RR                | RE                | R-1-1/2 Acre <sup>17</sup> | R-1-1300 <sup>17</sup> | R-1-10500 <sup>17</sup> | R-1-8500 <sup>17</sup> | R-1-7000 <sup>17</sup> |
| Density - Maximum (Dwelling) | 0.20                            | 0.50 <sup>11</sup> | 2.1 <sup>11</sup> | 1.0 <sup>11</sup> | 2.0 <sup>11</sup>          | 3.4 <sup>11</sup>      | 4.1 <sup>11</sup>       | 5.1 <sup>11</sup>      | 6.2 <sup>11</sup>      |

|  |                           |                        |                          |                          |                          |                          |                         |                           |                         |
|--|---------------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|---------------------------|-------------------------|
| Units per Gross Acre) <sup>1,15, 16</sup>  |                           |                        |                          |                          |                          |                          |                         |                           |                         |
| Lot Area - Minimum (Net) <sup>16</sup>     | 5 Acres <sup>2,9,14</sup> | Varies <sup>2,14</sup> | 20,000 sq. ft.           | 1 Acre                   | 21,780 sq. ft.           | 13,000 sq. ft.           | 10,500 sq. ft.          | 8,500 sq. ft.             | 7,000 sq. ft.           |
| Lot Width - Minimum <sup>16</sup>          | 300 ft. <sup>2</sup>      | 130 ft. <sup>2</sup>   | 100 ft. <sup>13,14</sup> | 130 ft. <sup>13,14</sup> | 125 ft. <sup>13,14</sup> | 100 ft. <sup>13,14</sup> | 90 ft. <sup>13,14</sup> | 80 ft. <sup>13,14</sup>   | 60 ft. <sup>13,14</sup> |
| Lot Depth - Minimum <sup>16</sup>          | 500 ft. <sup>2</sup>      | 100 ft. <sup>2</sup>   | 150 ft.                  | 150 ft.                  | 150 ft.                  | 110 ft.                  | 110 ft.                 | 100 ft.                   | 100 ft.                 |
| Building Height - Maximum <sup>10,15</sup> | 35 ft.                    | 20 ft.                 | 35 ft.                   | 35 ft.                   | 35 ft.                   | 35 ft.                   | 35 ft.                  | 35 ft.                    | 35 ft.                  |
| Number of Stories - Maximum <sup>15</sup>  | 2                         | 1                      | 2                        | 2                        | 2                        | 2                        | 2                       | 2                         | 2                       |
| Lot Coverage - Maximum                     | 30%                       | N/A                    | 30%                      | 30%                      | 30%                      | 30%                      | 35%                     | 35%                       | 40%                     |
| Setbacks - Minimum <sup>8, 18</sup>        |                           |                        |                          |                          |                          |                          |                         |                           |                         |
| A. Front <sup>7</sup>                      | 40 ft. <sup>2</sup>       | 30 ft. <sup>2, 6</sup> | 30 ft.                   | 30 ft.                   | 30 ft. <sup>4</sup>      | 25 ft. <sup>4</sup>      | 25 ft. <sup>4</sup>     | 25 ft. <sup>4</sup>       | 20 ft. <sup>4</sup>     |
| B. Side <sup>5, 16</sup>                   | 20 ft. <sup>2</sup>       | 25 ft. <sup>2</sup>    | 20 ft.                   | 25 ft.                   | 20 ft.                   | 15 ft. <sup>3</sup>      | 10/15 ft. <sup>3</sup>  | 7.5/12.5 ft. <sup>3</sup> | 7.5/10 ft. <sup>3</sup> |
| C. Rear <sup>5, 16</sup>                   | 25 ft. <sup>2</sup>       | 25 ft. <sup>2</sup>    | 100 ft.                  | 30 ft.                   | 35 ft.                   | 30 ft.                   | 25 ft.                  | 25 ft.                    | 25 ft.                  |

**Notes:**

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to five feet.
4. Front setback exceptions: See Section 19.630.040 E (Permitted projections into required yards for RA-5, RE, RR, and R-1 Zones).
5. Side and rear setback exceptions: See Section 19.630.040 E (Permitted projections into required yards for RA-5, RE, RR, and R-1 Zones). The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.
6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than 50 feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than five feet to any retaining wall exceeding two feet in height, unless such retaining wall is an integral part of an approved dwelling.

9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than five acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Project density may be greater in a Planned Residential Development (see Chapter 19.780).
12. See Section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.
14. See Section 18.210.030 N.2.a for exception to lot size on private streets if over 20,000 square feet.
15. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
16. See Chapter 18.085 (Urban Lot Splits) of the Subdivision Code and Chapter 19.443 (Two-Unit Developments) of this Title for density, lot area, lot width, lot depth, side setback and rear setback requirements for residential development pursuant to California Government Code § 65852.21 and § 66411.7.

[17. See Section 19.100.065 for regulations on undersized lots.](#)

[18. See Chapter 19.780 \(Planned Residential Development Permits\) for setbacks in Planned Residential Developments.](#)

Table 19.100.040 B  
Residential Development Standards: Multiple-family Residential Zones

| Development Standards  | Multiple-Family Residential Zones |                            |                            |                            |                            |                |
|--|-----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------|
|  | R-3-4000                          | R-3-3000                   | R-3-2500                   | R-3-2000                   | R-3-1500                   | R-4            |
| Density - Maximum (Dwelling Units per Gross Acre) <sup>5</sup> | 10.9                              | 14.5                       | 17.4                       | 21.8                       | 29                         | 40             |
| Lot Area – Minimum <sup>2</sup>                                | 30,000 sq. ft.                    | 30,000 sq. ft.             | 30,000 sq. ft.             | 30,000 sq. ft.             | 30,000 sq. ft.             | 30,000 sq. ft. |
| Lot Width <sup>4</sup> - Minimum                               | 80 ft.                            | 80 ft.                     | 80 ft.                     | 80 ft.                     | 80 ft.                     | 100 ft.        |
| Lot Depth <sup>4</sup> - Minimum                               | 150 ft.                           | 150 ft.                    | 100 ft.                    | 100 ft.                    | 100 ft.                    | 150 ft.        |
| Building Height <sup>3, 5, 6, 7</sup> - Maximum                | 30 ft./40 ft. <sup>2</sup>        | 30 ft./40 ft. <sup>2</sup> | 30 ft./40 ft. <sup>2</sup> | 30 ft./40 ft. <sup>2</sup> | 30 ft./40 ft. <sup>2</sup> | 50 ft.         |
| Number of Stories <sup>5, 6, 7</sup> - Maximum                 | 2 <sup>2</sup>                    | 2 <sup>2</sup>             | 2 <sup>2</sup>             | 2 <sup>2</sup>             | 2 <sup>2</sup>             | 4              |
| Setbacks – Minimum <sup>6, 7</sup>                             |                                   |                            |                            |                            |                            |                |
| A. Front <sup>1</sup>  | 25 ft.                            | 25 ft.                     | 20 ft.                     | 15 ft.                     | 15 ft.                     | 15 ft.         |
| B. Front (Arterial Streets over 110 feet) <sup>1</sup>         | 25 ft.                            | 25 ft.                     | 25 ft.                     | 25 ft.                     | 25 ft.                     | 15 ft.         |
| C. Interior Side <sup>1</sup>                                  | 10 ft.                            | 10 ft.                     | 10 ft.                     | 7.5 ft.                    | 7.5 ft.                    | 7.5 ft.        |
| D. Street Adjoining Side <sup>1</sup>                          | 10 ft.                            | 10 ft.                     | 10 ft.                     | 10 ft.                     | 10 ft.                     | 10 ft.         |
| E. Rear <sup>1</sup>   | 20 ft.                            | 20 ft.                     | 20 ft.                     | 15 ft.                     | 15 ft.                     | 10 ft.         |

**Notes:**

1. Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, for buildings over two stories in height, the required side and rear yards shall be increased by two and one-half feet for each story in excess of two stories, except as otherwise stated in this footnote.
2. Up to 60% of units may be located in three-story buildings with a maximum height of 40 feet.

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3. Refer to Chapter 19.560 (Building Height Measurement) for height measurements and exceptions to height limits.
  4. See Section 18.210.080 (Lots) and Article X (Definitions) for exemptions for cul-de-sac lots and knuckle lots.
  5. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

[6. See Section 19.100.075 for regulations on undersized lots.](#)

[7. See Section 19.780.060.D \(Planned Residential Development Permits\) for Small Lot PRD regulations.](#)

(Ord. 7652 § 1(Exh. A), 2023; Ord. 7592 § 2(Exh. B), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §§ 2(Exh. A) and 3(Exh. B), 2021; Ord. 7487 § 10(Exh. B), 11-5-2019; Ord. 7413 , § 1(Exh. A), 2-20-2018)

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

- A. *Additional density.* In the RE, RC, RR and R-1 zones and where consistent with the applicable General Plan land use designation the typical project density may be increased according to the regulations set forth in the Planned Residential Development Permit (PRD) process (Chapter 19.780 - Planned Residential Development Permit).
- B. *Conversion of existing dwelling unit to an accessory structure.* In the RE, RA-5, RR and R-1 zones, one entirely new single-family dwelling may be constructed upon a lot where there already exists not more than one single-family dwelling, provided that:
  1. At the time of issuance of a building permit for the new dwelling, the property owner/applicant also obtains a building permit to make alterations to the existing dwelling as are required by the City to reduce the character of use of the existing dwelling to a lawful accessory building, or the owner/applicant obtains a building moving permit to remove the existing dwelling from the lot;
  2. The owner of the lot executes and delivers to the City a written agreement in a form approved by the City to make the required alterations or to remove the existing dwelling concurrently with or immediately after the construction and completion of the new dwelling, together with a faithful performance surety bond or other security, in the form approved by the City and in the amount of 100 percent of the amount of the cost of such alterations or removal, as estimated by the City; and
  3. The Building Official determines that the requirements of Section 19.100.040 (Residential Development Standards) and Building Code and Fire Prevention Code will be complied with.
- C. *Exceptions to setback requirements.*
  1. *Front porches and balconies.* In the R-1 Zones, front porches that are open except for an overhead covering and have no habitable space above may encroach into the front setback up to a maximum of six feet.
  2. *Flexible yard setbacks.*
    - a. In the R-1 Zones, on local streets only, where the residential structure has the garage set back ten or more feet from the required front yard setback, the habitable portion of the residential structure may extend into the front setback up to a maximum of five feet.

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- b. In conjunction with the consideration of a tentative tract or parcel map in the R-1-7000 Zone, interior side yard setbacks may be reduced to five feet provided a minimum distance of 15 feet is maintained between adjacent dwellings.
  - c. In the R-1 Zones, portions of the dwelling may encroach up to ten feet into the required rear yard setback provided that the encroachment does not exceed 500 square feet in total area.
3. *Accessory structures.* Refer to Chapter 19.440 (Accessory Buildings and Structures) for development standards.
  4. *Stairway projections.* Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).
  5. *Fire escape projections.* Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).
  6. *Cornice, eave and sill projections.* Refer to Chapter 19.630 (Yard Requirements and Exceptions) see Section 19.630.040 (Permitted Projections into Required Yards).
  7. *Additions to established dwellings.* For lawfully established dwellings that do not conform to the side yards required in the RC, RR, RE and R-1 Zones additions may be constructed within such required side yards if such additions are located not closer to the side lot line than the existing dwelling; provided, that in no case shall such additions be located closer than five feet to interior side lot lines or ten feet to street side lot lines.
  8. *Garage in the R-1-7000 Zone.* In the R-1-7000 Zone, a garage that is an integral part of the main dwelling may be located not closer than five feet to any interior side lot line.
- C. *Setbacks for RR Zoned Properties less than 20,000 square feet in area.* For legally created parcels within the RR Zone which are less than 20,000 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 8,500 square feet in area, the R-1-7000 standards apply.
  2. For lots greater than 8,500 square feet in area, but less than 10,500 square feet in area, the R-1-8500 standards apply.
  3. For lots greater than 10,500 square feet in area, but less than 13,000 square feet in area, the R-1-10500 standards apply.
  4. For lots greater than 13,000 square feet in area, but less than 20,000 square feet in area, the R-1-13000 standards apply.
- D. See also Section 19.630.040 - Permitted projections into required yards for additional exceptions to the setback requirements.
- 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.
- (Ord. 7652 § 2, 2023; Ord. 7592 § 2(Exh. B), 2022; Ord. 7552 § 4, 2021; Ord. 7331 § 4, 2016; Ord. 6966 § 1, 2007)

### **19.100.065 - Regulations for 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

| <u>Development Standards</u>     | <u>Lot Size (square feet)</u> |                    |                    |                    |
|----------------------------------|-------------------------------|--------------------|--------------------|--------------------|
|                                  | <u>1,500-2,499</u>            | <u>2,500-3,499</u> | <u>3,500-4,499</u> | <u>4,500-5,499</u> |
| <u>Building Height - Maximum</u> | <u>35 ft.</u>                 | <u>35 ft.</u>      | <u>35 ft.</u>      | <u>35 ft.</u>      |

|                                       |               |               |               |               |
|---------------------------------------|---------------|---------------|---------------|---------------|
| <u>Number of Stories - Maximum</u>    | <u>3</u>      | <u>3</u>      | <u>3</u>      | <u>3</u>      |
| <u>Lot Coverage - Maximum</u>         | <u>55%</u>    | <u>55%</u>    | <u>50%</u>    | <u>45%</u>    |
| <u>Setbacks – Minimum<sup>1</sup></u> |               |               |               |               |
| 1. <u>Front<sup>2</sup></u>           | <u>10 ft.</u> | <u>10 ft.</u> | <u>15 ft.</u> | <u>15 ft.</u> |
| 2. <u>Interior Side</u>               | <u>5 ft.</u>  | <u>5 ft.</u>  | <u>5 ft.</u>  | <u>5 ft.</u>  |
| 3. <u>Street Side</u>                 | <u>10 ft.</u> | <u>10 ft.</u> | <u>10 ft.</u> | <u>10 ft.</u> |
| 4. <u>Rear</u>                        | <u>10 ft.</u> | <u>15 ft.</u> | <u>15 ft.</u> | <u>20 ft.</u> |

**Notes:**

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

**F. Privacy Considerations. 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. Upper story 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.

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

**A. *Usable open space.***

1. The minimum usable open space, as defined in Article X (Definitions), required for each dwelling unit shall be as set forth in Table 19.100.070 (Usable Open Space Standards: Multi-Family Residential Zones) below:

**Table 19.100.070  
Usable Open Space Standards: Multi-Family Residential Zones**

| Usable Open Space Standards <sup>1</sup>                | Multi-Family Residential Zones |                        |                        |                        |                        |                       |
|---|--------------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|
|   | R-3-4000                       | R-3-3000               | R-3-2500               | R-3-2000               | R-3-1500               | R-4                   |
| Common Usable Open Space - Minimum per Unit             | 400 sq. ft.                    | 400 sq. ft.            | 250 sq. ft.            | 250 sq. ft.            | 200 sq. ft.            | 150 sq. ft.           |
| Private Usable Open Space Ground Floor/Upper Story Unit | 120 sq. ft./50 sq. ft.         | 120 sq. ft./50 sq. ft. | 120 sq. ft./50 sq. ft. | 100 sq. ft./50 sq. ft. | 100 sq. ft./50 sq. ft. | 50 sq. ft./50 sq. ft. |

**Notes:**

1. See Table 19.100.075 B for requirements for infill development on undersized lots.

2. *Development consisting of 20 units or fewer.* Common open space may be divided into multiple areas; provided, however, that at least one area shall have no dimension smaller than 25 feet.
3. *Development consisting of 21 units to 75 units.*
  - a. Common open space may be divided into multiple areas; provided, however, that at least one area shall have no dimension smaller than 50 feet.



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- b. Common open space shall include but not be limited to two of the recreational amenities listed below:
    - (1) One child's outdoor play area, which shall include a range of age-appropriate equipment including those rated for use by children younger than five.
    - (2) Pool and spa.
    - (3) One outdoor cooking facility with sheltered dining area to accommodate seating for a minimum of twelve adults.
    - (4) Court facilities (e.g., tennis, volleyball, basketball, etc.).
    - (5) Exercise room.
    - (6) Clubhouse with wet bar/counter facilities.
    - (7) Dog park.
  - 4. *Development consisting of 76 units or more.*
    - a. Common open space may be divided into multiple areas; provided, however, that at least one area shall have at least one dimension of 100 feet.
    - b. Common open space shall include but not be limited to four of the following recreational amenities:
      - (1) One child's outdoor play area, which shall include a range of age-appropriate equipment including those rated for use by children younger than five.
      - (2) Pool and spa.
      - (3) Clubhouse with a central multi-purpose room equipped with full kitchen facilities; and at least two separate and defined areas/rooms for games, exercises, recreation, entertainment, etc.
      - (4) Two outdoor cooking facilities each with sheltered dining area to accommodate seating for a minimum of 12 adults.
      - (5) Court facilities (e.g., tennis, volleyball, basketball, etc.).
      - (6) Jogging/walking trails with exercise stations.
      - (7) Community garden.
      - (8) Theater.
      - (9) Computer room or coworking space.
      - (10) Exercise room.
      - (11) Dog park.
  - 5. Other recreational amenities not listed above may be considered in lieu of those listed subject to Community & Economic Development Director review and approval.
  - 6. Recreational amenities may be grouped together and located at any one area of the common space.
  - 7. Recreational amenities shall be evenly dispersed throughout the site with separate recreational amenities; if not centrally located and equidistant to all residential units within the development.

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8. All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, property owners, or private assessment districts subject to Community & Economic Development Director review and approval.
  9. In the R-4 Zone, the required common usable open space may be located on the roof of a garage or building, provided that minimum dimensional standards and the minimum number of amenities can be met.
  10. Onsite common useable open space reduction.
    - a. Required common usable open space may be reduced by up to 20 percent for multifamily residential development located within:
      - (1) One-quarter mile (1,320 feet) of a Neighborhood Park or Special Use Park; or
      - (2) One-half mile (2,640 feet) of a Community Park or Regional Park.
    - b. Park types shall be those defined and listed in the Comprehensive Park, Recreation & Community Services Master Plan (2020).
    - c. Distances shall be measured from the outside perimeter the public park to the property line of the development site.
- B. *Private usable open space.* Dwelling units shall be provided with private usable open space, as defined in Article X (Definitions), accessible directly from the living area of the unit and as set forth in Table 19.100.070 (Usable Open Space Standards: Multi-Family Residential Zones) and in the following:
1. *Ground floor units.* Private usable open space for ground floor units shall be in the form of a fenced yard or patio. Such private usable open space shall have no dimension of less than eight feet in R-3 zones and five feet in the R-4 Zone.
  2. *Upper story units.* Each dwelling unit shall have private usable open space area of at least 50 square feet. Such private usable open space shall have no dimension of less than five feet. Upper story private usable open space shall have at least one exterior side open above railing height.
  3. Each square foot of private usable open space provided beyond the minimum requirement of this section shall be considered equivalent to one and one-half square feet of the required common usable open space provided in the project; provided, however, that in no case shall private usable open space constitute more than 40 percent of the total required common usable open space for the project.
- C. *Distance between buildings.* The minimum distance between buildings shall be not less than 15 feet, except within a Tiny Home Community, in which case the minimum distance between buildings shall not be less than five feet.
- D. *Trash collection areas.* Common trash collection areas shall be provided and conform to the regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures).
- E. *Keeping of animals.* Domestic animals in accordance with Table 19.150.020 B (Incidental Uses Table) pursuant to Chapter 19.455 (Animal Keeping) are permitted. All other animal keeping is prohibited. No poultry, pigeons, rabbits, horses, mules, ponies, goats, swine, cows or similar animals generally considered to be non-household pets shall be kept in any R-3 or R-4 Zone.
- F. *Private streets and driveways.* All driveways and streets provided within any multi-family development shall be private and shall be maintained by a private homeowners' association, property owner, or private assessment district. Such private streets and driveways shall be designed, built and maintained as set forth in the permit conditions authorizing such development.
- G. *Recreational vehicle parking.* Recreational vehicle parking shall be in accordance with Section 19.580.070 A.4 (Recreational Vehicle Parking in Residential Zones). In addition to providing all required parking spaces, a

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development may provide a special parking area and spaces for recreational vehicles, provided such area and spaces are screened from view from surrounding properties by a block wall of a minimum height of eight feet, with finish surfaces matching the color and materials used on the primary buildings within the development.

- 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).
- I. *Lighting.*
  - 1. The provisions of Section 19.590.070 (Light and Glare) shall apply.
  - 2. The provisions of Chapter 19.556 (Lighting) shall apply.
- J. *Site Planning.*
  - 1. Primary building entrance(s) shall be oriented toward the following (listed in priority order):
    - a. Public right-of-way;
    - b. Primary internal streets and pedestrian walkways, not including drive aisles;
    - c. Common usable open space;
    - d. Secondary internal streets or drive aisles.
  - 2. *Pedestrian walkways.*
    - a. Pedestrian walkways shall be included and shall be clearly demarcated from vehicular circulation areas through the use of different surfacing materials if at the same finished elevation; or shall be a raised sidewalk separated by a curb with a minimum height of six inches; and shall be ADA compliant.
    - b. Pedestrian walkways shall connect building entrances with public sidewalks and on-site facilities including, but not limited to, open space, plazas, courtyards, and parking areas.
- K. *Parking.* In addition to the standards and requirements of Chapter 19.580 (Parking and Loading) the following standards shall apply:
  - 1. No parking shall be permitted between the primary building or buildings and the public right-of-way.
  - 2. Garages and carports visible from the public right-of-way shall match architectural style, finish materials and colors of the primary building(s).
  - 3. Parking garages/structures visible to the public shall match exterior building cladding materials of the primary building(s).
- L. *Building appearance.*
  - 1. A minimum of two of the following window accent features shall be used on all windows visible from the public right-of-way: sills, shutters, canopies, awnings and/or multi-paned windows.
  - 2. Building facades shall be designed so as to define and articulate each vertical module of residential units, using at least two of the following:
    - a. Providing a variation in the wall plane (projection or recess) a minimum of two feet in depth between the modules;
    - b. Varying a minimum of two of the following architectural elements between modules: window recess depth, roof shape, window shape, stoop detail, and/or railing type;

- c. Providing porches and balconies;
  - 3. Windows visible from the public right-of-way shall be recessed a minimum of four inches.
  - 4. A minimum of three exterior cladding or finish materials shall be used per building. Variation in color, texture or application method among the same material shall not be considered a different material.
- M. *Fences and walls.* In addition to the standards and requirements of Chapter 19.550 (Fences, Walls, and Landscape Materials) the following standards shall apply.
- 1. Fences and/or walls located anywhere between the primary building(s) and the public right-of-way shall not exceed the following:
    - a. Three feet in height for solid fences and walls;
    - b. Four feet in height for openwork or combination solid and openwork fences and walls provided that the openwork portion of the fence or wall above a height of three feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above three feet.
    - c. Fences and/or walls that enclose common usable open space amenities such as swimming pools and playgrounds, and excluding passive landscape areas, shall have a maximum height of six feet and, if solid, shall match the exterior finish material(s) and color(s) of the primary building(s).
  - 2. Permitted materials for fences and/or walls shall include decorative masonry split face block, brick, natural stone, precast concrete panels, stucco, wrought iron, aluminum, wood, chemically treated or naturally resistant to decay.
  - 3. As applicable, perimeter fencing of residential development shall be located and contain breaks to connect on-site pedestrian pathways within the development to any trails shown in the General Plan, when these residential developments are in the vicinity of planned trails outlined in the General Plan.
- (Ord. 7592 § 2(Exh. B), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7 528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7408 § 1, 2018; Ord. 7331 § 4, 2016; Ord. 6966 § 1, 2007)

**19.100.075 - Regulations for 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 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 A  
Residential Development Standards: R-3 and R-4 Zone Lots Less than 21,780 Square Feet

| <u>Development Standards</u>                              | <u>Lot Size (square feet)</u> |                           |                        |                        |                        |
|---|-------------------------------|---------------------------|------------------------|------------------------|------------------------|
|   | <u>&lt; 5,000</u>             | <u>5,001 - 10,000</u>     | <u>10,001 - 15,000</u> | <u>15,001 - 20,000</u> | <u>20,001 - 21,780</u> |
| <u>Building Height - Maximum</u>                          | <u>40 ft.<sup>1</sup></u>     | <u>40 ft.<sup>1</sup></u> | <u>40 ft.</u>          | <u>40 ft.</u>          | <u>40 ft.</u>          |
| <u>Number of Stories - Maximum</u>                        | <u>3<sup>1</sup></u>          | <u>3<sup>1</sup></u>      | <u>3</u>               | <u>3</u>               | <u>3</u>               |
| <u>Setbacks - Minimum</u>                                 |                               |                           |                        |                        |                        |
| <u>  <u>A. Front</u></u>                                  | <u>10 ft.</u>                 | <u>15 ft.</u>             | <u>15 ft.</u>          | <u>15 ft.</u>          | <u>15 ft.</u>          |
| <u>  <u>B. Front (Arterial Streets over 110 feet)</u></u> | <u>15 ft.</u>                 | <u>15 ft.</u>             | <u>15 ft.</u>          | <u>15 ft.</u>          | <u>15 ft.</u>          |

|                                     |                |                |                |               |                |
|-------------------------------------|----------------|----------------|----------------|---------------|----------------|
| <u>C. Interior Side<sup>2</sup></u> | <u>5 ft.</u>   | <u>5 ft.</u>   | <u>5 ft.</u>   | <u>5 ft.</u>  | <u>7.5 ft.</u> |
| <u>D. Street Side<sup>2</sup></u>   | <u>7.5 ft.</u> | <u>7.5 ft.</u> | <u>7.5 ft.</u> | <u>10 ft.</u> | <u>10 ft.</u>  |
| <u>E. Rear<sup>2</sup></u>          | <u>7.5 ft.</u> | <u>7.5 ft.</u> | <u>10 ft.</u>  | <u>10 ft.</u> | <u>10 ft.</u>  |
| <u>Distance Between Buildings</u>   | <u>5 ft.</u>   | <u>5 ft.</u>   | <u>5 ft.</u>   | <u>15 ft.</u> | <u>15 ft.</u>  |

Notes:

- 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.
- Where a property abuts the RA-5, RC, RR, RE or R-1 Zone, buildings with habitable space above 20 feet in height shall increase the required side and rear yards by five feet.

B. Privacy Considerations. 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:

- Windows within 30 feet of a structure on another parcel shall not directly align with the windows of the neighboring structure.
- Upper story 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 B (Usable Open Space Standards: Undersized Lots in Multi-Family Residential Zones) and shall supersede Table 19.100.070:

Table 19.100.075 B

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

| <u>Usable Open Space Standards<sup>1</sup></u>                      | <u>Lot Size (square feet)</u> |                       |   |                        |                        |
|---|-------------------------------|-----------------------|---|------------------------|------------------------|
|   | <u>&lt; 5,000</u>             | <u>5,001 - 10,000</u> | <u>10,001 - 15,000</u>                                    | <u>15,001 - 20,000</u> | <u>20,001 - 21,780</u> |
| <u>Common Usable Open Space - Minimum per Unit</u>                  | <u>None</u>                   | <u>None</u>           | <u>40 sq. ft. or 2% of lot area, whichever is greater</u> | <u>50 sq. ft.</u>      | <u>75 sq. ft.</u>      |
| <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<sup>2,3</sup></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.

**19.100.080 Design review.**

A. Infill developments in the single family residential zones. A cursory review of building elevations for infill developments will take place in the plan check stage of the building permit process to insure compatibility of the new development with the existing neighborhood.

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B. *Multi-family residential.* In any R-3 or R-4 Zone, all new buildings, structures, or enlargements of an existing building or structure shall require design review approval pursuant to the provisions of Chapter 19.710 (Design Review).

(Ord. 7408 § 1, 2018; Ord. 7331 § 4, 2016)

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