Multiple Family Residential Zones

LGA / GA / R-2 / R-3 Zones

Applicability

- Multiple family residential development
  - Subject to the development standards in this handout
  - Requires Planning Commission approval through the Development Plan Review process
  - Tentative Tract Maps for condominiums require City Council approval
- Single family homes in multiple family residential zones
  - Subject to development standards of the R-1 zone in lieu of the standards in this handout (see single family handout)
  - Development Plan Review required for 2-story houses only

Lot and Density Standards

Zone	Minimum Lot Area (square feet)	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area Per Unit (square feet)
LGA	40,000	120’	125’	5,500
GA				4,000
R-2	10,000	80’		3,000
R-3				2,200

Unit Size

Number of Bedrooms	Minimum Unit Size (square feet)
0 (studio/bachelor)	600
1	800
2	1,000
3	1,200 (LGA zone only; no minimum in GA, R-2, R-3)
4	1,400 (LGA zone only; no minimum in GA, R-2, R-3)

Height

- Maximum 2 stories and 25’ where more than 40’ from a single family zone
- Maximum 2 stories and 20’ within 40’ of a single family zone
- Measured from nearest finish grade to top of roof
- Exceptions to height limit: elevators, stairways, chimneys, antennas, architectural features
- Roof-mounted equipment is prohibited except for solar collector equipment and antennas

Setbacks

Zone	Minimum Front Setback	Minimum Side Setback	Minimum Street Side Setback	Minimum Rear Setback
LGA	20’	1st story: 5’ 2nd story: 10’	20’	20’
GA				
R-2				
R-3				

Setback Encroachments

Feature	Setback Encroachment Allowed
Architectural features including cornices, belt courses, fireplaces, eaves, bay windows	*All yards:* up to 2’ into setback
Unroofed decks, patios, porches, landings, steps, walks, and driveways up to 36 inches above finish grade	*All yards:* up to property line
Canopies and awnings without supports from the ground	*Front and rear yards:* up to 4’ into setback *Side yards:* up to within 3’ of property line
Swimming pools	*Side and rear yards:* up to within 6’ of property line
Flag poles	*Front and rear yards:* up to 25% into setback
Mechanical equipment	*Side and rear yards:* up to within 3’ of property line
Detached accessory buildings	*Side and rear yards:* up to within 3’ of property line

Parking and Driveways

Number of Bedrooms	Minimum Number of Tenant Parking Spaces Per Unit	Minimum Number of Guest Parking Spaces Per Unit	Minimum Storage Space in Garage Per Unit (cubic feet)
0 (studio/bachelor)	2	0.4	150
1			
2			
3	2.2		200
4	2.4		250
Senior Unit (any number of bedrooms)	1	0.5	150

- One tenant parking space per unit must be located in a garage; additional spaces may be in a garage or carport, or uncovered
- Guest parking spaces may be located in a garage or carport, or uncovered
- Guest spaces must be clearly labeled
- All fractions rounded up; tenant and guest parking calculated and rounded separately
- Tenant parking spaces may be tandem if in a driveway leading to parking and not obstructing traffic or pedestrian access
- Minimum 25’ clear backup area for all parking spaces
- Paved driveway must lead to parking; minimum width 16’ for 1-15 units and 26’ for 16+ units; 8’ minimum vertical clearance
- Minimum parking space dimensions
    - 9’ x 20’ standard
    - 10’ x 20’ if located next to a wall (including in a garage)
    - 10’ x 25’ if parallel (smaller size may be approved by City Engineer to increase landscaped area)
    - 8’ x 17’ compact spaces allowed for up to 25% of uncovered parking spaces excluding the first 10 spaces
- Parking cannot be located in front or street side setback
- Vehicle access must be provided from an alley whenever possible

Fence and Wall Heights

Location	Maximum Height*
Within the front setback area	• 4’ if at least 50% open, or no more than 3’ is not open and top 1’ is at least 50% open • 3’ if not open
All other areas	6’

*Measured from highest abutting finish grade

Detached Accessory Buildings Including Garages

Standard	Maximum/Minimum
Maximum size	1,600 square feet
Minimum front and street side setback	as specified for main buildings, and no closer to the street than main buildings
Minimum side and rear setback	3’
Maximum height	1 story / 15’

- Architecture of accessory buildings must complement the main building

Open Space

- 400 square feet per unit required
- May be common, private, or combination
- Common open space requirements
    - Ground level: 225 square feet minimum area; 15’ minimum dimension
    - Balcony or roof deck: 60 square feet minimum area; 6’ minimum dimension
- Private open space requirements
    - Ground level: 150 square feet minimum area; 10’ minimum dimension
    - Ground level adjacent to a street must have 5’ tall screening
    - Balcony or roof deck: 60 square feet minimum area; 6’ minimum dimension
- Areas that do not qualify as open space
    - Parking areas or driveways
    - Service areas
    - Front and street side required setback areas
    - Portions of balconies or roof decks that extend into required setback areas

Refuse Areas

- Refuse container storage area must be provided
  - Individual area for each unit or common area for multiple units
- Must be screened by 6' walls and 5' solid gate

Landscaping and Screening

- All areas not covered by structures, walkways, driveways, and parking must be landscaped and have an automatic irrigation system
- Plants must be drought tolerant species and permanently maintained
- Projects with total landscaped areas of 2,500 square feet or more must comply with water-efficient landscaping requirements (see Section 21.03.060)
- All equipment must be screened from view
- Landscaping and screening for parking areas
  - 5% of parking area exclusive of setbacks must be landscaped; at least 1 24" box tree for every 3 parking spaces
  - Parking areas must be screened at least 3' in the front and street side setbacks and 6' elsewhere by berms, walls, fences, or hedges

Design Standards

- All utility service must be underground
- Buildings must be architecturally compatible with the neighborhood
- For each unit, provide an architectural projection at least 2' from the wall plane, at least 4' wide, at least 1 story tall
- For each 2 units, provide a change in wall plane of at least 3' for a distance of at least 12'
- Use durable and low maintenance materials
- For each unit, provide at least one balcony, porch, or patio
- Access points to units must be clustered
- Unit entrances must be visible from common open space area or the public right-of-way
- Prominent entrances must be denoted with distinctive architectural elements and materials
- Stairways must complement the architecture of the building and not be visible from the public right-of-way
- Gutters, downspouts, and vents must be concealed or designed as architectural features and treated to match or complement surrounding materials

Minor Modifications

The Planning Director may approve exceptions to the above requirements as follows. An application fee and public notice are required.

- Reduce any setback by up to 15%
- Allow fence or wall height increase up to 15%
- Allow roof-mounted mechanical equipment when no feasible alternative is available