

PART 11.3 ZONES, ALLOWABLE LAND USES, AND ZONE-SPECIFIC STANDARDS

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Chapter 11.3.01 Establishment of Zones and Zoning Map

§11.3.01.001 Purpose.

This Chapter establishes the zones applied to property within the city of La Cañada Flintridge, as shown on the City's Zoning Map, and their relationships to the City's General Plan land use designations.

§11.3.01.002 Zones Established.

- A. **Zones.** The City shall be divided into zones that implement the City's General Plan. Zones are established to classify, regulate, designate, and distribute the uses of land and buildings; to regulate the height, setbacks, and bulk of buildings and other structures; to regulate the areas of yards and other open spaces around buildings; and to regulate the density of population. The City is divided into zones that are grouped into two categories: 1) base zones and 2) overlay zones. These base zones and overlay zones shown in Table 11.3.01-1 are hereby established and shall be shown on the Zoning Map.
- B. **Base Zones.** The base zone is the primary zone that applies to a property. Every parcel within the city has a base zone that establishes the primary land use type, density, intensity, and site development regulations.
1. Base zones are grouped into five (5) categories, as follows:
 - a. Residential zones;
 - b. Commercial zones;
 - c. Mixed use zones;
 - d. Special purpose zones; and
 - e. Specific plans.
 2. The base zones are shown on the Zoning Map together with letter or numerical suffixes to identify land use regulations and development standards applicable to specific sites. Specific plans identify areas of the City where allowable land uses, land use permit requirements, and development standards are regulated by the applicable specific plan, as provided for in Chapter 11.6.13 (Specific Plans).
- C. **Overlay Zones.** An overlay zone supplements the base zone for the purpose of establishing special use and/or development regulations for a particular parcel or area in addition to the provisions of the underlying base zone. In the event of a conflict between the regulations of the base zone and the overlay zone, the provisions of the overlay zone shall apply. Overlay zones may supplement base zones for one or more purposes, including, but not limited to, the following:
1. To allow more flexibility from the standard provisions of the underlying base zone.
 2. To protect unique site features or implement location-specific regulations.

3. To specify a particular use, standard, or guideline for an area.

Table 11.3.01-1: City of La Cañada Flintridge Zones

| Zone Symbol | Zone Name | General Plan Land Use Designation Implemented by Zone | Location Reference |
|-------------------------------|--|---|---|
| Residential Zones: | | | See below |
| R-1 | Single-Family Residential | As provided below: | Chapter 11.3.03 |
| • R-1-10-acres | Single-Family Residential | • Hillside Residential | Section 11.3.03.001(B)(1) |
| • R-1-40,000 | Single-Family Residential | • Estate Residential | Section 11.3.03.001(B)(2) |
| • R-1-30,000 & R-1-20,000 | Single-Family Residential | • Very Low Density Residential | Section 11.3.03.001(B)(3) and (4), respectively |
| • R-1-15,000 & R-1-10,000 | Single-Family Residential | • Low Density Residential | Section 11.3.03.001(B)(5) and (6), respectively |
| • R-1-7,500 & R-1-5,000 | Single-Family Residential | • Medium Density Residential | Section 11.3.03.001(B)(7) and (8), respectively |
| R-3 | Multifamily Residential | High Density Residential | Chapter 11.3.04 |
| RPD | Residential Planned Development | General Plan Land Use Designation of the Base Zone | Chapter 11.3.05 |
| Commercial Zones: | | | Chapter 11.3.06 |
| CG | Commercial General | Commercial/Office | Section 11.3.06.001(B)(1) |
| CN | Commercial Neighborhood | Commercial/Office | Section 11.3.06.001(B)(2) |
| CO | Commercial Office | Commercial/Office | Section 11.3.06.001(B)(3) |
| Mixed Use Zone | | | Chapter 11.3.07 |
| MU | Mixed Use | Mixed Use | Chapter 11.3.07 |
| Special Purpose Zones: | | | Chapter 11.3.08 |
| P-SP | Public and Semi-Public | Public and Institutional | Section 11.3.08.002(A) |
| OS | Open Space | Open Space | Section 11.3.08.002(B) |
| PR | Parks and Recreation | Parks and Recreation | Section 11.3.08.002(C) |
| Overlay Zones: | | | Chapter 11.3.09 |
| ES | Emergency Shelter Overlay Zone | Commercial/Office | Chapter 11.3.09 |
| Specific Plans: | | | Refer to Individual Specific Plan |
| SP-1 (DVSP) | Downtown Village Specific Plan (DVSP) | Downtown Village Specific Plan | DVSP—Stand-alone document |
| SP-2 (FSHASP) | Flintridge Sacred Heart Academy Specific Plan (FSHASP) | Flintridge Sacred Heart Academy Specific Plan | FSHA—Stand-alone document |

§11.3.01.003 Zoning Map.

The City of La Cañada Flintridge Zoning Map, as adopted and incorporated by reference pursuant to Section 11.1.01.001, provides the official designation of zone boundaries on real property within the city. It shall be regulated as set forth below.

- A. **Zoning Map Amendments.** Amendments to the Zoning Map shall follow the zoning amendment process established in Chapter 11.6.12 (Amendments of General Plan, Zoning Code, and Zoning Map) and shall be reflected on the City's Zoning Map.
- B. **Record of Zoning Map Changes.** The Zoning Map and a record of all prior amendments thereto shall be kept on file with the City Clerk and shall constitute the original record. Electronic and hard copies of the currently effective Zoning Map shall also be kept on file with the Planning Department.
- C. **Relationship to General Plan.** The Zoning Map shall implement and be consistent with the City's adopted General Plan.
- D. **Symbols.** Each zone shall be illustrated on the Zoning Map as follows:
 1. **Base Zone.** Each base zone shall be delineated on the Zoning Map by use of its representative zone symbols as listed in Table 11.3.01-1.
 2. **Overlay Zone.** Each overlay zone shall be delineated on the Zoning Map by the underlying base zone symbol followed by, as part of the symbol, parenthetically enclosed letters indicating the overlay zone, as listed in Table 11.3.01-1.
 3. **Specific Plan.** Each adopted specific plan shall be delineated with the zone symbol SP and number to distinguish it from other adopted specific plans as listed in Table 11.3.01-1. This designation on the Zoning Map serves to provide a reference to the corresponding specific plan project documents adopted by the City Council.
- E. **Additional Information Related to Land Use.**
 1. **A/B Line.** The Zoning Map delineates the A/B Line, which separates the more urban development ("A"), from the more rural development on very steeply sloping hillsides ("B"), with the purpose of minimizing negative impacts of hillside development and preserving the City's viewsapes, open space, and environmental and recreational resources.
 2. **Districts.** The Zoning Map delineates the Foothill Boulevard Districts, as provided for in the Land Use Element of the General Plan.

§11.3.01.004 Interpretation of Zone Boundaries.

If there is uncertainty about the location of any zone boundary or other feature shown on the Zoning Map, the interpretation shall be made by the Director pursuant to Section 11.1.02.004(A)(2).

§11.3.01.005 Annexations.

Areas annexed to the City shall be zoned according to the pre-annexation zoning classification, or the closest equivalent City zoning classification.

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Chapter 11.3.02 Allowable Land Uses by Base Zone

§11.3.02.001 Purpose.

This Chapter provides the general requirements and the allowable land uses and use permit requirements for the approval of proposed development and new land uses in the City. Allowable land uses include both primary and accessory uses that are permanent in nature. Regulations for temporary uses are listed separately in Chapter 11.6.11 (Temporary Use Permits).

§11.3.02.002 General Requirements for Development and New Land Uses.

All land uses and structures shall be established, constructed, reconstructed, altered, or replaced in compliance with the following requirements.

- A. Land uses shall be allowed by this Zoning Code in the zone applied to the site as shown on the Zoning Map. The basis for determining whether a use is allowable is described in Section 11.3.02.003.
- B. Any land use permit required by Section 11.3.02.003 or as otherwise required by this Zoning Code shall be obtained before the proposed use is constructed, otherwise established, or put into operation.
- C. Land uses and structures shall comply with the development standards of Chapters 11.3.03 through 11.3.09, all applicable provisions of Part 4, Part 5, Part 6, and Part 7 of this Zoning Code, and any applicable conditions imposed by an approved land use or development permit.

§11.3.02.003 Allowable Land Uses and Use Permit Requirements.

The uses of land allowed by this Zoning Code in each zone are listed in Table 11.3.02-1 (Land Use Permit Table for all Zones), together with the type of land use permit required for each use.

A. Allowable Land Uses.

1. **General land use categories.** In order to simplify land use regulations, land uses listed in this Chapter and throughout this Zoning Code have been organized into general categories on the basis of common or similar function, product, or compatibility characteristics. The general land use categories listed in Table 11.3.02-1 are as follows:
 - a. Residential uses;
 - b. Civic and community uses;
 - c. Retail uses;
 - d. Office uses;
 - e. Research and development uses;

- f. Service uses;
 - g. Medical and care uses;
 - h. Entertainment, recreation, and open space uses;
 - i. Accessory uses.
2. **Land use descriptions.** Individual land uses are listed under each general land use category. Individual land uses listed in Table 11.3.02-1 are defined in Chapter 11.8.01 (Definitions) or elsewhere in this Zoning Code.
- B. **Land Use Regulations.** Generally, a use is allowed by right, allowed through issuance of a use permit, or not permitted. In addition to the requirements for use permits or entitlements listed herein, other permits and entitlements may be required prior to establishment of the use, which may include but are not limited to: special permits required by other provisions of this Zoning Code, permits as provided for in Part 6, building permits, encroachment permits, permits required by other Titles of the LCFMC, and/or permits required by other agencies. In addition, all allowable uses identified in Table 11.3.02-1 are subject to compliance with all applicable provisions of the Zoning Code, as well as State and federal law. The requirements for uses and use permits or entitlements identified in Table 11.3.02-1 may be modified by footnotes. The abbreviations used in Table 11.3.02-1 are as follows.
1. **Permitted (P).** A land use shown with a "P" indicates that the land use is permitted by right in the designated zone.
 2. **Accessory (A).** A land use shown with an "A" indicates that the land use is permitted in the designated zone only if it is accessory to the primary permitted use.
 3. **Director's Use Permit (DUP).** A land use shown with a "DUP" indicates that the use is conditionally permitted in the designated zone only if a Director's Use Permit is approved by the Director, pursuant to Section 11.6.09.002.
 4. **Minor Use Permit (MUP).** A land use shown with an "MUP" indicates that the use is conditionally permitted in the designated zone only if a Minor Use Permit is approved by the Planning Commission, pursuant to Section 11.6.09.003.
 5. **Conditional Use Permit (CUP).** A land use shown with a "CUP" indicates that the use is conditionally permitted in the designated zone only if a Conditional Use permit is approved by the Planning Commission, pursuant to Section 11.6.09.004.
 6. **Home Occupation Permit (HOP).** A land use shown with a "HOP" is permitted as a home occupation if accessory to the principal residentially permitted use only if a Home Occupation Permit (HOP) is approved by the Director pursuant to Chapter 11.4.16 (Home Occupations).
 7. **Special Permit (SPLP).** A land use shown with a "SPLP" is permitted if a special permit is approved as required by special regulations or as otherwise provided for in the LCFMC.

8. **Not Permitted (---).** A land use shown with the symbol “---” is not allowed in the designated zone. Additionally, uses not shown in the table are not permitted, except as otherwise provided for in this Zoning Code.
- C. **Special Regulations.** Where the last column (Special Regulations) in Table 11.3.02-1 includes a chapter or section number, the regulations in the referenced chapter/section shall apply to the use in addition to all other applicable provisions of this Zoning Code. Additional permits may be required in accordance with the special regulations.
- D. **Base Zone Names and Symbols.** Names and symbols for the base zones used in the table are as provided for in Table 11.3.01-1 (City of La Cañada Flintridge Zones). Specific plans are not listed in the table as the allowed uses for those base zones are determined in compliance with the applicable adopted specific plan.

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Table 11.3.02-1: Land Use Permit Table for All Zones

| Land Use Permit Table for All Zones | | | | | | | | | | | |
|---|--------------------------------|---------------------|------------------|------|------|------|---------------------|--------------------|------------------|------------------|------------------------------------|
| LAND USES ^{1, 2} | USE PERMIT REQUIREMENT BY ZONE | | | | | | | | | | STD'S & SPECIAL REG'S ³ |
| | R-1 ^{4, 5} | R-3 ^{6, 7} | RPD ⁸ | CG | CN | CO | MU ^{9, 10} | P-SP ¹¹ | PR ¹² | OS ¹³ | |
| RESIDENTIAL USES | | | | | | | | | | | |
| Accessory Dwelling Units | P | P | P | --- | --- | --- | --- | --- | --- | --- | Chapter 11.4.01 |
| Emergency Shelter Facilities: | | | | | | | | | | | Chapter 11.3.09 & Chapter 11.4.13 |
| <ul style="list-style-type: none"> As necessary to meet the needs of the City's homeless population, per State law | --- | --- | --- | SPLP | SPLP | SPLP | --- | --- | --- | --- | |
| <ul style="list-style-type: none"> Additional emergency shelters beyond those necessary to meet the needs of the city's homeless population, per State law | --- | --- | --- | CUP | CUP | CUP | --- | --- | --- | --- | |
| Single-Family Residential ¹⁴ | P | P | P | --- | --- | --- | --- | P | --- | --- | Chapter 11.3.03 |
| Multifamily Residential | --- | P | P | --- | --- | --- | P | --- | --- | --- | Chapter 11.3.04 |
| Senior Citizen Multifamily Residential | --- | P | P | --- | --- | --- | P | --- | --- | --- | Chapter 11.4.27 |
| Condominium Conversion ¹⁵ | --- | CUP | CUP | --- | --- | --- | CUP | --- | --- | --- | Chapter 11.4.08 |
| Single-Room Occupancy Facilities | --- | --- | --- | CUP | --- | --- | CUP | --- | --- | --- | Chapter 11.4.30 |
| Supportive Housing | P | P | P | --- | --- | --- | P | --- | --- | --- | Chapter 11.4.32 |
| Transitional Housing | P | P | P | --- | --- | --- | P | --- | --- | --- | Chapter 11.4.35 |
| CIVIC & COMMUNITY USES | | | | | | | | | | | |
| Community Centers | --- | --- | --- | CUP | --- | --- | --- | CUP | CUP | --- | |

¹ See Chapter 11.8.01 (Definitions) for definitions of the listed land uses.

² Any non-residential use that is open to and/or provides service to the public during "Late Night Hours" as defined in Chapter 11.8.01 (Definitions) requires a CUP and is subject to Chapter 11.4.18 (Late Night Hours).

³ All uses, whether permitted or subject to a permit pursuant to Table 11.3.02-1 or Part 6, shall also comply with any Special Regulations as listed in this Table and as otherwise required by this Zoning Code.

⁴ Residential use is intended to be the primary use permitted in the R-1 zone.

⁵ In the R-1 zone, no lot shall be occupied by more than one (1) primary dwelling unit.

⁶ All new development within the R-3 zone requires Design Review pursuant to Chapter 11.6.14 (Design Review), except for single-family residences.

⁷ Residential use is intended to be the primary permitted use in the R-3 zone.

⁸ Residential use is intended to be the primary permitted use in the RPD zone.

⁹ Residential use is not permitted as a stand-alone use in the MU zone; it is only permitted as an integral part of a mixed use development in accordance with Chapter 11.3.07.

¹⁰ A minimum of thirty percent (30%) of a project's floor area shall be developed and maintained with nonresidential uses in accordance with Chapter 11.3.07.

¹¹ Uses established after <date> on sites greater than ## acres shall require a zone change to P-SP (Public and Semi-Public).

¹² Uses established after <date> on sites greater than ## acres shall require a zone change to PR (Parks and Recreation).

¹³ Uses established after <date> on sites greater than ## acres shall require a zone change to O-S (Open Space).

¹⁴ A lot with a single-family residence may rent a maximum of two (2) bedrooms/rooms during any concurrent period.

¹⁵ Conversion of existing residential development shall comply with Chapter 11.4.08 (Conversion to Condominiums).

| LAND USES ^{1, 2} | USE PERMIT REQUIREMENT BY ZONE | | | | | | | | | | STD'S & SPECIAL REG'S ³ |
|---|--------------------------------|---------------------|------------------|-----|-----|-----|--------------------|--------------------|------------------|-------------------|------------------------------------|
| | R-1 ^{4, 5} | R-3 ^{6, 7} | RPD ⁸ | CG | CN | CO | MU ^{9,10} | P-SP ¹¹ | PR ¹² | OS ¹³ | |
| Community Gardens | CUP | CUP | CUP | --- | --- | --- | --- | P | P | DUP ¹⁶ | Chapter 11.4.07 |
| Convents/Monasteries ¹⁷ | --- | --- | CUP | --- | --- | --- | --- | CUP | --- | --- | |
| Governmental Facilities | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP | |
| Libraries | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP | | |
| Museums | CUP | CUP | CUP | CUP | --- | --- | --- | CUP | --- | --- | |
| Religious Facilities | --- | --- | CUP | CUP | CUP | CUP | CUP | CUP | CUP | --- | |
| Schools: | | | | | | | | | | | |
| ▪ Schools, K through 12 (Public & Private) | --- | --- | --- | --- | --- | --- | --- | CUP | --- | --- | |
| ▪ School - Private Specialized Education, Tutoring, or Training | --- | --- | --- | --- | CUP | CUP | CUP | --- | --- | --- | |
| ▪ Schools, Other | --- | --- | --- | --- | --- | --- | --- | CUP | --- | --- | |
| Utility Facilities: | | | | | | | | | | | |
| ▪ Minor | --- | --- | CUP | CUP | CUP | CUP | CUP | MUP | CUP | CUP ¹⁸ | |
| ▪ Major | --- | --- | --- | --- | --- | --- | --- | CUP | CUP | --- | |
| RETAIL USES | | | | | | | | | | | |
| Alcoholic Beverage Sales: | | | | | | | | | | | |
| ▪ Liquor Store | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | Chapter 11.4.03 |
| ▪ Alcoholic beverage sales, off-sale, accessory only | --- | --- | --- | DUP | DUP | --- | DUP | --- | --- | --- | |
| ▪ Alcoholic beverage sales, on-sale | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | |
| ▪ Alcoholic beverage sales, on-sale, accessory only | --- | --- | --- | CUP | --- | --- | CUP | --- | CUP | --- | |
| Animal Sales | --- | --- | --- | CUP | CUP | --- | --- | --- | --- | --- | §11.4.05.004 |
| Automobile Sales, New Vehicles Only | --- | --- | --- | CUP | --- | --- | --- | --- | --- | --- | |
| Building Materials and Supplies | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | |
| Convenience Stores ¹⁹ | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | |
| Craft Brewery, Winery, or Distillery | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | Chapter 11.4.03 |
| Eating/Drinking Establishments: | | | | | | | | | | | |
| ▪ Bar, lounge, and nightclub | --- | --- | --- | CUP | --- | --- | CUP | --- | --- | --- | |
| ▪ Brewpub | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | |
| ▪ Restaurants, fast food | --- | --- | --- | CUP | --- | --- | CUP | --- | --- | --- | |

¹⁶ Not permitted in natural open space areas.

¹⁷ On the same lot as a legally established religious facility or school.

¹⁸ Minor utilities in the OS zone are limited to drainage channels and debris basins and shall require a CUP.

¹⁹ Convenience stores shall not be established as stand-alone uses; they must be located on the same parcel with a service station. A CUP is required to add a convenience market to an existing service station.

| LAND USES ^{1, 2} | USE PERMIT REQUIREMENT BY ZONE | | | | | | | | | | STD'S & SPECIAL REG'S ³ |
|---|--------------------------------|---------------------|------------------|-------|-------------------|-------|--------------------|--------------------|------------------|-------------------|------------------------------------|
| | R-1 ^{4, 5} | R-3 ^{6, 7} | RPD ⁸ | CG | CN | CO | MU ^{9,10} | P-SP ¹¹ | PR ¹² | OS ¹³ | |
| ▪ Restaurants, full service | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | |
| ▪ Restaurants, take-out service | --- | --- | --- | DUP | DUP | --- | | --- | --- | --- | |
| ▪ With outdoor dining | --- | --- | --- | A-DUP | A-DUP | A-DUP | A-DUP | --- | --- | --- | Chapter 11.4.20 |
| General Retail Businesses | --- | --- | --- | P | P | --- | P | --- | --- | --- | |
| Grocery Stores | --- | --- | --- | P | --- | --- | P | --- | --- | --- | |
| Plant Nurseries and Garden Supply Stores | --- | --- | --- | P | P | P | P | --- | --- | CUP ²⁰ | |
| Service Stations | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | Chapter 11.4.28 |
| Shopping Center | --- | --- | --- | CUP | CUP | --- | --- | --- | --- | --- | |
| Tobacco and/or Electronic Cigarette Shops and Lounges | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | Chapter 11.4.34 |
| OFFICE USES | | | | | | | | | | | |
| Business | --- | --- | --- | DUP | DUP ²¹ | P | DUP ²² | --- | --- | --- | |
| Corporate | --- | --- | --- | DUP | --- | P | --- | --- | --- | --- | |
| Government | --- | --- | --- | DUP | DUP | P | CUP | CUP | --- | --- | |
| Medical/Dental | --- | --- | --- | DUP | --- | P | DUP ²³ | --- | --- | --- | |
| Production, Research, & Development | --- | --- | --- | DUP | --- | P | --- | --- | --- | --- | |
| Professional | --- | --- | --- | DUP | DUP ²⁴ | P | DUP ²⁵ | --- | --- | --- | |
| Real Estate | --- | --- | --- | DUP | DUP ²⁶ | P | DUP ²⁷ | --- | --- | --- | |
| RESEARCH & DEVELOPMENT USES | | | | | | | | | | | |
| Laboratory, General | --- | --- | --- | P | P | --- | P | P | --- | --- | |
| Research and Development | --- | --- | --- | --- | --- | --- | --- | CUP | --- | --- | |
| SERVICE USES | | | | | | | | | | | |
| Animal Boarding | --- | --- | --- | CUP | --- | --- | --- | --- | --- | --- | §11.4.05.002 |
| Animal Grooming ²⁸ | --- | --- | --- | DUP | DUP | --- | --- | --- | --- | --- | §11.4.05.003 |
| Banks and Financial Services | -- | -- | -- | P | P | --- | P | --- | --- | --- | |
| Bed and Breakfast Inns (B&Bs) | CUP | CUP | CUP | --- | --- | -- | -- | --- | --- | --- | Chapter 11.4.06 |
| Business Support Services | --- | --- | --- | P | P | P | P | --- | --- | --- | |
| Car Washes | --- | --- | --- | CUP | --- | --- | -- | --- | --- | --- | |

²⁰ In the OS Zone, plant nurseries shall be limited to the Southern California Edison easement.

²¹ Business offices in the CN zone are limited to upper stories only.

²² Business offices in the MU zone are limited to upper stories only.

²³ Medical/Dental offices in the MU zone are limited to upper stories only.

²⁴ Professional offices in the CN zone are limited to upper stories only.

²⁵ Professional offices in the MU zone are limited to upper stories only.

²⁶ Real estate offices in the CN zone are limited to upper stories only.

²⁷ Real estate offices in the MU zone are limited to upper stories only.

²⁸ Excludes boarding except for boarding of animals for a maximum period of three (3) hours in association with the grooming activities only.

| LAND USES ^{1, 2} | USE PERMIT REQUIREMENT BY ZONE | | | | | | | | | | STD'S & SPECIAL REG'S ³ |
|---|--------------------------------|---------------------|------------------|------|------|------|---------------------|--------------------|------------------|------------------|---|
| | R-1 ^{4, 5} | R-3 ^{6, 7} | RPD ⁸ | CG | CN | CO | MU ^{9, 10} | P-SP ¹¹ | PR ¹² | OS ¹³ | |
| Catering Services | --- | --- | --- | P | P | --- | P | --- | --- | --- | |
| Day/Health Spas | --- | --- | --- | P | DUP | --- | DUP | --- | --- | --- | |
| Fortune-Telling | --- | --- | --- | CUP | CUP | --- | --- | --- | --- | --- | |
| Hotels/Motels | --- | --- | --- | CUP | --- | --- | --- | --- | --- | --- | |
| Massage Establishments | --- | --- | --- | CUP | CUP | --- | CUP | --- | --- | --- | Massage establishments and massage as an accessory use are subject to Chapter 11.4.36 |
| Mortuary ²⁹ | --- | --- | --- | CUP | --- | --- | --- | --- | --- | --- | |
| Postal Services (Commercial) | --- | --- | --- | P | --- | --- | P | --- | --- | --- | |
| Personal Services—General | --- | --- | --- | P | P | --- | p | --- | --- | --- | |
| Recycling Facilities: | | | | | | | | | | | Chapter 11.4.25 |
| ▪ Reverse vending machines | --- | --- | --- | P | P | --- | P | P | --- | --- | |
| ▪ Small | --- | --- | --- | DUP | DUP | --- | --- | DUP | --- | --- | |
| ▪ Large | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| Rooming and Boarding Houses | --- | --- | --- | CUP | --- | --- | --- | --- | --- | --- | |
| Tattooing, Body Piercing, and Body Art Establishments | --- | --- | --- | CUP | --- | --- | --- | --- | --- | --- | Chapter 11.4.33 |
| Veterinary Clinics | --- | --- | --- | CUP | CUP | --- | P | --- | --- | --- | §11.4.05.005 |
| Vehicle Repair: | | | | | | | | | | | |
| ▪ General | --- | --- | --- | CUP | --- | --- | CUP | --- | --- | --- | |
| ▪ Limited | --- | --- | --- | DUP | --- | --- | DUP | --- | --- | --- | |
| Personal Wireless Service(s) Facilities | | SPLP | SPLP | SPLP | SPLP | SPLP | SPLP | SPLP | SPLP | SPLP | Chapter 11.4.24 |
| MEDICAL & CARE USES³⁰ | | | | | | | | | | | |
| Adult Day Care: | | | | | | | | | | | Chapter 11.4.10 |
| ▪ Small (6 or fewer) | P | P | P | --- | --- | --- | P | --- | --- | --- | |
| ▪ Large (7 to 14) | DUP | DUP | DUP | --- | --- | --- | DUP | --- | --- | --- | |
| ▪ Adult Day Care Center (15 or more) | --- | CUP | CUP | CUP | --- | --- | CUP | CUP | --- | --- | |
| Child Day Care: | | | | | | | | | | | Chapter 11.4.10 |
| ▪ Small Family Day Care Home (8 or fewer) | P | P | P | --- | --- | --- | P | --- | --- | --- | |
| ▪ Large Family Day Care Home (7 to 14) | DUP | DUP | DUP | --- | --- | --- | DUP | --- | --- | --- | |
| ▪ Child Care Day Center (15 or more) | --- | --- | --- | CUP | CUP | CUP | CUP | CUP | --- | --- | |

²⁹ Excludes crematorium

³⁰ The Director may require any use classified as "Medical and Care" to submit a Master Conditional Use Permit application as required by Section 11.6.09.005, unless otherwise preempted by State law.

| LAND USES ^{1, 2} | USE PERMIT REQUIREMENT BY ZONE | | | | | | | | | | STD'S & SPECIAL REG'S ³ |
|--|--------------------------------|---------------------|------------------|------|-------------------|-----|--------------------|--------------------|------------------|------------------|------------------------------------|
| | R-1 ^{4, 5} | R-3 ^{6, 7} | RPD ⁸ | CG | CN | CO | MU ^{9,10} | P-SP ¹¹ | PR ¹² | OS ¹³ | |
| ▪ Employer-Sponsored Child Care Center | --- | --- | --- | A | A | A | A | A | --- | --- | |
| Convalescent Care/Skilled Nursing Facilities | --- | --- | --- | CUP | --- | --- | CUP | CUP | --- | --- | |
| Hospitals | --- | --- | --- | CUP | --- | --- | --- | CUP | --- | --- | |
| Medical Clinics | --- | --- | --- | P | DUP | --- | P | --- | --- | --- | |
| Medical Laboratories (stand-alone use) | --- | --- | --- | P | --- | --- | P | --- | --- | --- | |
| Residential Care Facilities: | | | | | | | | | | | Chapter 11.4.26 |
| ▪ Small (6 or fewer) | P | P | P | --- | --- | --- | P | --- | --- | --- | |
| ▪ Large (7 or more) | --- | DUP | DUP | --- | --- | --- | DUP | --- | --- | --- | |
| ▪ Residential Care Facility for the Elderly | --- | --- | --- | CUP | --- | --- | CUP | CUP | --- | --- | |
| ENTERTAINMENT, RECREATION, & OPEN SPACE USES³¹ | | | | | | | | | | | |
| Adult Oriented Business | --- | --- | --- | SPLP | --- | --- | --- | --- | --- | --- | Chapter 11.4.02 |
| Arboretums, Botanical Gardens, and Horticultural Gardens | --- | --- | --- | --- | --- | --- | --- | --- | --- | CUP | |
| Clubs, Lodges, Private Meeting Halls | --- | --- | --- | CUP | --- | --- | CUP | --- | --- | --- | |
| Community Centers | --- | --- | --- | --- | --- | --- | --- | CUP | CUP | --- | |
| Equestrian Facilities | --- | --- | --- | --- | --- | --- | --- | --- | CUP | --- | |
| Golf Courses: | | | | | | | | | | | |
| ▪ Clubhouse and appurtenant facilities only ³² | --- | --- | --- | --- | --- | --- | --- | --- | CUP | --- | |
| ▪ Golf course, stand-alone | --- | --- | --- | --- | --- | --- | --- | --- | --- | CUP | |
| Health/Fitness Facilities: | | | | | | | | | | | |
| ▪ Small | --- | --- | --- | DUP | DUP ³³ | --- | P | --- | P | --- | |
| ▪ Large | --- | --- | --- | CUP | --- | --- | CUP | CUP | CUP | --- | |
| Indoor Amusement and Entertainment Facilities | --- | --- | --- | CUP | --- | --- | CUP | --- | P | --- | |
| Outdoor Recreation, Passive | CUP | CUP | CUP | P | P | P | P | P | P | P | |
| Parks and Recreation Facilities, Public | --- | --- | CUP | P | P | P | P | P | P | CUP | |
| Recreation Facilities, Commercial | --- | --- | --- | CUP | --- | --- | --- | --- | CUP | --- | |
| Recreation Facilities, Private | --- | --- | --- | CUP | --- | --- | --- | --- | CUP | --- | |

³¹ The Director may require any use classified as "Entertainment, Recreation, and Open Space" to submit a Master Conditional Use Permit application as required by Section 11.6.09.005, except that adult oriented businesses shall not be subject to this requirement.

³² Includes appurtenant facilities such as clubhouse, parking, tennis courts, and pool.

³³ In the CN zone, small health clubs are allowed on upper stories only.

³³ Includes appurtenant facilities customarily found in conjunction therewith.

| LAND USES ^{1, 2} | USE PERMIT REQUIREMENT BY ZONE | | | | | | | | | | STD'S & SPECIAL REG'S ³ |
|--|--------------------------------|---------------------|------------------|------|------|------|--------------------|--------------------|------------------|------------------|------------------------------------|
| | R-1 ^{4, 5} | R-3 ^{6, 7} | RPD ⁸ | CG | CN | CO | MU ^{9,10} | P-SP ¹¹ | PR ¹² | OS ¹³ | |
| Riding and Hiking Trails (excludes trails for motor vehicles) | P | P | P | P | P | P | P | P | P | P | |
| Theaters and Auditoriums | --- | --- | --- | CUP | --- | --- | CUP | --- | CUP | --- | |
| ACCESSORY USES | | | | | | | | | | | |
| Access to property lawfully used for a purpose not permitted in the zone ³⁴ | DUP | --- | --- | --- | --- | --- | --- | --- | --- | DUP | |
| Accessory Uses, General | P | P | P | P | P | P | P | P | P | P | |
| Accessory Uses, for Residential Developments of More than Two (2) Dwelling Units | --- | p ³⁵ | p ³⁶ | --- | --- | --- | p ³⁷ | --- | --- | --- | |
| Accessory Use, Non-Residential | --- | --- | --- | P | P | P | P | P | P | P | |
| Animal Keeping and Animal Clubs (in Residential Zones) | P or SPLP ³⁸ | | | --- | --- | --- | p ³⁹ | --- | --- | --- | Chapter 11.4.04 |
| Automated Teller Machines | --- | --- | --- | P | P | P | P | P | P | --- | |
| Caretaker Residence | --- | --- | --- | --- | --- | --- | --- | DUP | --- | DUP | |
| Comfort Station | --- | --- | --- | --- | --- | --- | --- | --- | DUP | DUP | |
| Cottage Food Operations | DUP | DUP | DUP | --- | --- | --- | DUP | --- | --- | --- | Chapter 11.4.09 |
| Donation Collection Bin | --- | --- | --- | SPLP | SPLP | SPLP | SPLP | SPLP | SPLP | --- | Chapter 11.4.11 |
| Flags and Flagpoles ⁴⁰ | P | P | P | P | P | P | P | P | P | P | Chapter 11.4.14 |
| Home Occupation | HOP | HOP | HOP | --- | --- | --- | HOP | HOP | --- | --- | Chapter 11.4.16 |
| Kiosk Use | --- | --- | --- | MUP | MUP | --- | MUP | MUP | MUP | --- | Chapter 11.4.17 |
| Maintenance Building (400 ft ² or less) | --- | --- | --- | --- | --- | --- | --- | --- | P | DUP | |
| Outdoor Display, and Activities in Nonresidential Zones ⁴¹ | --- | --- | --- | DUP | DUP | DUP | DUP | --- | --- | --- | Chapter 11.4.22 |
| Outdoor Vending/Service Facilities | --- | --- | --- | SPLP | SPLP | SPLP | SPLP | SPLP | --- | --- | Chapter 11.4.21 |
| Parking areas specifically associated with equestrian, hiking, and biking trails and passive outdoor recreational uses | --- | --- | --- | --- | --- | --- | --- | DUP | DUP | DUP | |

³⁴ Provided no other practical access to such property is available, and such access will not alter the character of the premises with respect to permitted uses in the R-1 zone.

³⁵ Permitted in the R-3 zone except as specified in Chapter 11.4.31.

³⁶ Permitted in the RPD zone except as specified in Chapter 11.4.31.

³⁷ Permitted in the residential portion of a mixed-use development except as specified in Chapter 11.4.31.

³⁸ See Chapter 11.40.04 to determine which uses are permitted or require a Special Permit.

³⁹ See Chapter 11.40.04 to determine which uses are permitted.

⁴⁰ Any flagpole that does not comply with the standards in Section 11.4.14.002 shall require approval of a Conditional Use Permit.

⁴¹ A DUP shall be required except as provided for in Chapter 11.6.11 (Temporary Use Permits).

| | | | | | | | | | | | |
|---|------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----------------|
| Personal Indoor Cultivation of Marijuana | SPLP | | | | | | SPLP | | | | Chapter 11.4.23 |
| Sports Courts/Batting Cages (Private), Residential Zones: | | | | | | | | | | | |
| ▪ Sports Courts/Batting Cages, Unlighted | DUP | DUP | DUP | --- | --- | --- | DUP | --- | --- | --- | Chapter 11.4.31 |
| ▪ Sports Courts/Batting Cages, Lighted | CUP | CUP | CUP | --- | --- | --- | CUP | --- | --- | --- | |
| Treehouse or platform upon a non-protected private tree per Chapter 11.5.07 ⁴² | | | | | | | | | | | |
| TEMPORARY USES | | | | | | | | | | | |
| Temporary Uses | TUP | TUP | TUP | TUP | TUP | TUP | TUP | TUP | TUP | TUP | Chapter 11.6.11 |

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⁴² Provided the treehouse or platform:

- a. Does not exceed 64 square feet in area; and
- b. The floor to top of roof height does not exceed eight (8) feet and the floor to ceiling height does not exceed six (6) feet; and
- c. Complies with the setback and height standards contained within Section 11.3.03.005.

Chapter 11.3.03 Single-Family Residential (R-1) Zones

§11.3.03.001 Purpose.

- A. **General Purpose.** This Chapter establishes appropriately located zones for single-family residential neighborhoods consistent with the General Plan to:
1. Preserve and enhance the city's character as a low-density, wooded, hillside, predominantly single-family residential community;
 2. Protect and maintain the character and form of existing single-family residential neighborhoods in the city and enhance the quality of life;
 3. Promote high standards of site planning, architecture, and landscape design to maintain and achieve high quality single-family residential development;
 4. Provide for orderly transition between the types of residential land uses, and between residential and non-residential land uses; and
 5. Ensure the provision of public services and facilities needed to accommodate planned population densities as identified in the General Plan.
- B. **Intent of Individual R-1 Zones.** The individual R-1 zones in this Chapter are established to achieve the following:
1. **R-1-10-Acre Zone.** To provide for single-family detached homes on lots of four-hundred thirty-five thousand six hundred (435,600) square feet or greater, for a maximum density of one (1) dwelling unit per ten (10) acres. The R-1-10-Acre zone is intended to implement and be consistent with the Hillside Residential land use designation of the General Plan, which is on the B-side of the A/B Development Line of the Zoning Map and the Land Use Map of the General Plan.
 2. **R-1-40,000 Zone.** To provide for single-family detached homes on lots of forty-thousand (40,000) square feet or greater, for a maximum density of one (1) dwelling unit per one (1) acre. The R-1-40,000 zone is intended to implement and be consistent with the Estate Residential land use designation of the General Plan.
 3. **R-1-30,000 Zone.** To provide for single-family detached homes on lots of thirty-thousand (30,000) square feet or greater, for a maximum density of one (1) dwelling unit per one (1) acre. The R-1-30,000 Zone is intended to implement and be consistent with the Very Low Density Residential land use designation of the General Plan.
 4. **R-1-20,000 Zone.** To provide for single-family detached homes on lots of twenty-thousand (20,000) square feet or greater, for a maximum density of two (2) dwelling units per one (1) acre. The R-1-20,000 zone is intended to implement and be consistent with the Very Low Density Residential land use designation of the General Plan.

5. **R-1-15,000 Zone.** To provide for single-family detached homes on lots of fifteen-thousand (15,000) square feet or greater, for a maximum density of two (2) dwelling units per one (1) acre. The R-1-15,000 zone is intended to implement and be consistent with the Low Density Residential land use designation of the General Plan.
6. **R-1-10,000 Zone.** To provide for single-family detached homes on lots of ten-thousand (10,000) square feet or greater, for a maximum density of four (4) dwelling units per one (1) acre. The R-1-10,000 zone is intended to implement and be consistent with the Low Density Residential land use designation of the General Plan.
7. **R-1-7,500 Zone.** To provide for single-family detached homes on lots of seven-thousand five-hundred (7,500) square feet or greater, for a maximum density of five (5) dwelling units per one (1) acre. The R-1-7,500 zone is intended to implement and be consistent with the Medium Density Residential land use designation of the General Plan.
8. **R-1-5,000 Zone.** To provide for single-family detached homes on lots of five-thousand (5,000) square feet or greater, for a maximum density of eight (8) dwelling units per one (1) acre. The R-1-5,000 zone is intended to implement and be consistent with the Medium Density Residential land use designation of the General Plan.

§11.3.03.002 Applicability.

This Chapter shall be applicable to all existing and new uses, structures, modifications, additions, and activities within the single-family residential zones. All applicable development standards in this Chapter, Part 4 (Special Regulations), and Part 5 (General Regulations) shall apply. Additionally, properties that meet the criteria for hillside development pursuant to Chapter 11.4.15 (Hillside Development) shall comply with the standards and guidelines of Chapter 11.4.15.

§11.3.03.003 R-1 Uses and Permit Requirements.

- A. Residential uses are intended to be the primary permitted use in the R-1 zone.
- B. In the R-1 zone, no lot shall be occupied by more than one (1) primary dwelling unit.
- C. Table 11.3.01-1 identifies the uses of land allowed by this Zoning Code in the R-1 zone and the use permits required to establish each use, in accordance with Section 11.3.02.003.
- D. Properties that meet the criteria of Chapter 11.4.15 (Hillside Development) shall comply with the applicable permitting requirements.
- E. Development in the R-1 zone shall comply with all other permitting requirements as identified in this Chapter and the Zoning Code.

§11.3.03.004 Minimum Lot Area for R-1 Zones.

- A. **Minimum Lot Area for new R-1 parcels. Error! Reference source not found.** provides the minimum lot areas for new residential parcels in the R-1 zone.

Table 11.3.03-1: Minimum Lot Area for New R-1 Parcels

| Minimum Lot Area for New R-1 Parcels | |
|--|---|
| ZONE | STANDARD |
| Single-Family Residential (R-1) ¹ | Minimum Net Lot Area ^{2,3} |
| R-1-10-Acres | 1 unit per 10 acres |
| R-1-40,000 | 1 unit per 40,000 ft ² of lot area |
| R-1-30,000 | 1 unit per 30,000 ft ² of lot area |
| R-1-20,000 | 1 unit per 20,000 ft ² of lot area |
| R-1-15,000 | 1 unit per 15,000 ft ² of lot area |
| R-1-10,000 | 1 unit per 10,000 ft ² of lot area |
| R-1-7,500 | 1 unit per 7,500 ft ² of lot area |
| R-1-5,000 | 1 unit per 5,000 ft ² of lot area |

- B. **Minimum Lot Dimensions for New R-1 Parcels.** Table 11.3.03-2 provides the minimum lot dimensions for new residential parcels in the R-1 zone.

Table 11.3.03-2: Minimum Lot Dimensions for New R-1 Parcels

| Minimum Lot Dimensions for New R-1 Parcels | | | |
|--|------------------|-------------------|-------------------|
| Lot Size | Minimum Frontage | Minimum Lot Width | Minimum Lot Depth |
| Less than 10,000 ft ² | 40 ft. | 60 ft. | 60 ft. |
| 10,000 sq. ft. to less than 15,000 sq. ft ² | 40 ft. | 70 ft. | 80 ft. |
| 15,000 sq. ft. to less than 30,000 ft ² | 40 ft. | 80 ft. | 100 ft. |
| 30,000 ft ² or more | 40 ft. | 90 ft. | 100 ft. |

§11.3.03.005 Single-Family (R-1) Development Standards.

The following standards shall apply to all single-family residential zoned lots within the city. Primary and accessory structures shall meet the same development standards unless otherwise specified by this Zoning Code. Additionally, properties that meet the criteria for hillside development pursuant to Chapter 11.4.15 (Hillside Development) shall comply with the standards and guidelines of Chapter 11.4.15.

¹ The Single-Family (R-1) zoning designation is implemented by eight (8) R-1 zones that are differentiated by the minimum lot size, as designated by a "-" with a number behind (the minimum lot size).

² See Section 11.4.01 for Accessory Dwelling Unit standards.

³ See Chapter 11.5.01 (Affordable Housing Density Bonus) for maximum density with State Affordable Housing Bonus.

A. **Building Height.** The height for all structures subject to this Subsection shall be measured from the lowest point at which the structure meets either natural grade or finished grade, whichever is lower, exclusive of lightwells that comply with Subsection 11.3.03.005(F), to the highest point of the structure, exclusive of chimneys, weather vanes, and other nonstructural architectural features.

1. **Primary structure height.** The maximum height for all primary structures shall be:

- a. Twenty-eight (28) feet for lots ten thousand (10,000) square feet or less in net area, hillside lots pursuant to Chapter 11.4.15 (Hillside Development), or lots sixty-five (65) feet or less in width; or
- b. Thirty-two (32) feet for all other lots.

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2. **Accessory structure height.**

- a. The maximum height for accessory structures shall be fifteen (15) feet, except as otherwise provided for in this Zoning Code.
- b. *Decks.* Roofed and unroofed decks shall not exceed fifteen (15) feet in height. Overall height of decks is calculated as follows:
 - i. The height of an uncovered deck shall be measured from the top of the deck railing to the lowest point of the natural existing grade at any point directly under the outer perimeter of the deck.
 - ii. The height of a fully or partially roofed deck shall be measured from the highest point of the deck roof to the lowest point of the natural existing grade at any point under the outer perimeter of the deck.
 - iii. Landscaping. Decks with floor levels six (6) feet or more above natural grade at any point under the outer perimeter shall be screened with landscaping. Approval of a landscape plan will be required prior to Zoning Clearance, with all materials to be installed prior to Building Permit final.

3. **Excess height.** The height of structures subject to Subsection (A)(1)(a) and (A)(1)(b) of this Section shall not exceed the heights specified; except that excess height up to six (6) feet above the underlying zone shall require approval of a Director's Development Review Permit pursuant to Section 11.6.10.002(A)(1)(a)(i).

4. **Porch height.**

- a. No entry structure or porch shall have an eave height more than three (3) feet above the adjacent eave or twelve (12) feet, whichever is less.
- b. *Porch height exception.* Any design not complying with this Subsection shall require approval of a Director's Development Review Permit pursuant to Section 11.6.10.002(A)(1)(a)(ii).

5. **Single and second story review thresholds for primary structure.** Any project resulting in additional floor area at the single or second story as prescribed in this Subsection shall be subject to review and approval according to the following thresholds:

- a. *Single story review.*
 - i. New single story structures or single story additions, with an exterior wall/plate height not exceeding twelve (12) feet above adjacent grade, or fourteen (14) feet for a parcel of twenty thousand (20,000) square feet or greater and an average lot width of one hundred (100) feet or greater, and not exceeding a maximum overall height of twenty (20) feet, shall require approval of a Zoning Clearance pursuant to Chapter 11.6.03 (Zoning Clearances).

- ii. New single story structures or single story additions, with an exterior wall/plate height not exceeding twelve (12) feet above adjacent grade, or fourteen (14) feet for a parcel of twenty thousand (20,000) square feet or greater and an average lot width of one hundred (100) feet or greater, and exceeding a maximum overall height of twenty (20) feet, shall require a Director's Development Review pursuant to Section 11.6.10.002(A)(2).

- b. *Second story review.* Any project resulting in second story floor area, where a second story is defined herein as any exterior wall/plate height exceeding twelve (12) feet above adjacent grade, or fourteen (14) feet for a parcel of twenty thousand (20,000) square feet or greater and an average lot width of one hundred (100) feet or greater, regardless of the overall building height or number of stories, shall be subject to review as a second story according to the following thresholds:
 - i. Additions to existing second stories.
 - (a) Up to seven hundred fifty (750) square feet or forty-five (45) percent of existing second story floor area, whichever is less: Requires approval of a Director's Development Review Permit as provided in Section 11.6.10.002(A)(3).
 - (b) Greater than seven hundred fifty (750) square feet or greater than forty-five (45) percent of existing second story floor area, whichever is less: Requires approval of a Development Review Permit as provided in Section 11.6.10.004(A)(1).
 - ii. New second stories. All new two-story structures or second story additions to existing single story structures require approval of a Development Review Permit as provided in Section 11.6.10.004(A)(1).
 - iii. Any new accessory dwelling unit located on a second story shall only be subject to Chapter 11.4.01 (Accessory Dwelling Units) and shall not require second story review.

- c. *Conversion of existing attic space to habitable floor area.*
 - i. The conversion of existing attic space to floor area shall require a Director's Development Review Permit as provided in Section 11.6.10.002(A)(4) if it complies with the following conditions:
 - (a) The attic space is currently accounted for in the total floor area and conversion does not exceed the allowable floor area, in accordance with Subsection (D) of this Section; and
 - (b) There is no change to the roof or exterior walls of the structure and/or no addition of one (1) or more dormers in order to accommodate the attic conversion (except that windows and skylights may be added).

(c) The attic space does not have to comply with side yard setbacks for second stories pursuant to Subsection (E)(3)(b) of this Subsection, only if the conversion complies with all other requirements of this Subsection.

ii. Conversion of attic space that does not comply with Subsection (5)(c)(i) of this Subsection: Requires approval of a Development Review Permit as provided in Section 11.6.10.004(A)(2).

B. Roofs.

1. Flat roofs.

- a. On a new structure, no more than twenty-five (25) percent of roofed area shall be a flat roof.
- b. *Flat roof modification.* Any design not complying with this Subsection shall require approval of a Director's Development Review Permit for a Flat Roof Modification as provided in Section 11.6.10.002(A)(5).

2. Roof equipment.

- a. No new mechanical equipment shall be roof-mounted on any structure.
- b. *Roof equipment review.* Any project not complying with this Subsection shall require approval of a Director's Development Review Permit as provided in Section 11.6.10.002(A)(6).

C. Building Bulk.

1. Angle-plane.

- a. No portion of a building shall exceed the height of a forty-five (45) degree plane drawn from a height of ten (10) feet above existing grade at all boundaries of the lot. Roof eaves and rafter tails projecting out from the vertical plane of the exterior wall surface are exempted.
- b. Existing grade shall be the grade elevation of the subject site at all property boundaries prior to start of construction.

2. Chimneys.

- a. Chimneys serving functional interior fireplaces shall be exempt from building bulk limitations.
- b. The combined length of multiple chimneys located on the same side of the building shall not exceed twenty (20) percent of the length of the subject elevation.
- c. Maximum chimney height shall not exceed the minimum height required for building code compliance.

D. Allowable Total Floor/Solid Roofed Area.

1. Basic limits.

- a. The combined floor area of the primary dwelling unit, attached or detached accessory dwelling unit (pursuant to Chapter 11.4.1 [Accessory Dwelling Units]), and all other roofed accessory structures on the property cannot exceed the allowable total floor/solid roofed area as provided for in Table 11.3.03-3:

Table 11.3.03-3: Lot Size Allowable Total Floor/Solid Roofed Area

| Lot Size, Allowable Total Floor/Solid Roofed Area | |
|--|---|
| LOT SIZE | ALLOWABLE TOTAL FLOOR/SOLID ROOFED AREA |
| 10,000 square feet or less: | 36 percent of lot area |
| 10,001 to 15,000 square feet: | 3,600 square feet plus 23 percent of lot area over 10,000 square feet |
| 15,001 square feet or more: | 4,750 square feet plus 20 percent of lot area over 15,000 square feet |

- b. *Review thresholds for allowable total floor/solid roofed area.*

- i. Review threshold for narrow lots. A Development Review Permit per Section 11.6.10.004(A)(3) shall be required for floor area exceeding four thousand five hundred (4,500) square feet on any lot with less than eighty (80) feet of average lot width.
- ii. Review threshold for large projects. A Development Review Permit for Floor Area Review per Section 11.6.10.004(A)(4) shall be required for any project resulting in total floor/roofed area over ten thousand (10,000) square feet.

2. Volume space. Any space with a ceiling or top plate height exceeding the maximum allowed volume space height shall be considered as constituting two (2) stories for the purpose of calculating floor/solid roofed area. Any such space comprising five (5) percent or less of the total floor area, or any area under a sloped roof with a ridge height of fifteen (15) feet or less is exempt. The volume space height limit is as follows:

- a. Parcel size twenty thousand (20,000) square feet or greater and average lot width one hundred (100) feet or greater: Fourteen (14) feet;
- b. Other properties: Twelve (12) feet.

3. Exemptions from allowable total floor/solid roofed area calculations.

- a. Where attic space is under six (6) feet in height, except that between structural ties which are less than six (6) feet above floor level, ceilings may exceed the height provided that spacing between the structural ties does not exceed forty-eight (48) inches.
- b. Basements, including basements with light wells that comply with Section 11.3.03.005(D).

- c. Eaves up to four (4) feet in depth.
- d. Porches attached to the primary residence, and facing the street, with no enclosure between the height of three (3) feet and seven (7) feet except for the building face(s) to which it is attached.
- e. Second stories and balconies that cantilever over the exterior wall of the first story by not more than thirty (30) inches.
- f. Deck areas open to the sky, partially covered where the covering does not exceed fifty (50) percent of the area of which it covers, or covered by open roofed area, where the underside of the deck does not exceed seven feet six inches (7'-6") above the existing grade at any point.
- g. Bay windows as defined in Chapter 11.8.01 (Definitions) of this Zoning Code, located on the front wall of the house on the first floor, having a minimum of eighteen (18) inches of clear space above finished grade, and not projecting beyond the depth of the eaves.
- h. Stairways, including the floor area devoted to treads and any integral landing(s), and elevator shafts shall be counted once, regardless of ceiling height.
- i. On lots less than ten thousand (10,000) square feet, four hundred forty (440) square feet of garage floor area.

E. Setbacks.

1. Applicability.

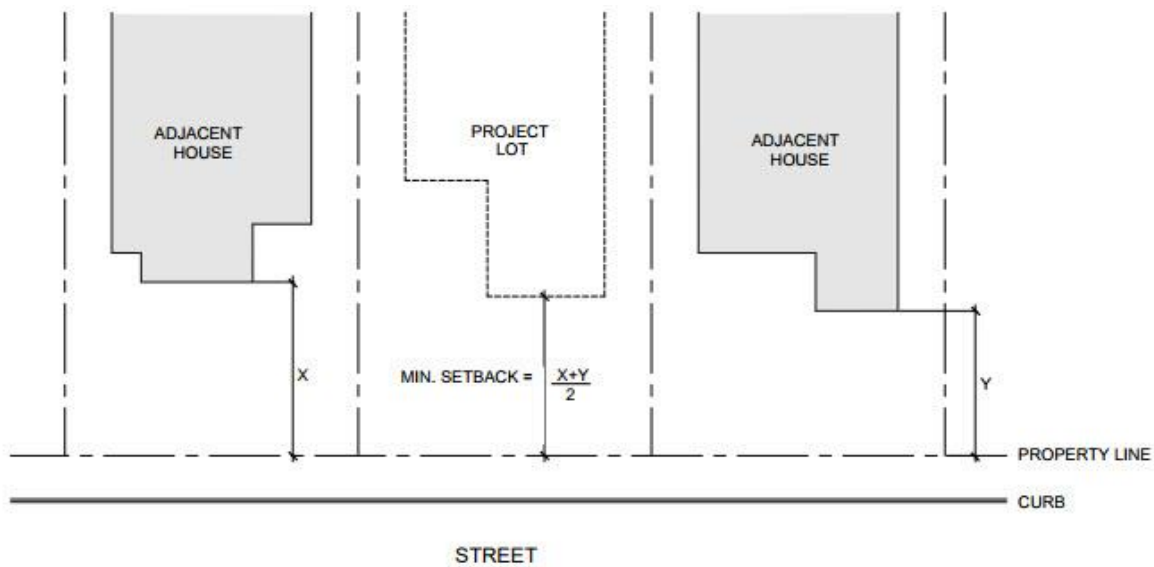
- a. *Setbacks to be kept clear.* The portions of subject parcels falling within the setbacks as stipulated in this subsection shall be kept clear of structures, except as otherwise provided for in this Zoning Code.
- b. *Measurement criteria:* In the single-family residential zone, setbacks shall be measured from the lot line to the nearest portion of the building, excluding eaves up to four (4) feet in depth.
- c. *Volume space.* Any space with a ceiling or top plate height exceeding the maximum allowed volume space height as provided in Subsection 11.3.03.005(D)(2) shall be considered as constituting two (2) stories for the purpose of determining required setbacks. Any such space comprising five (5) percent or less of the total floor area, or any area under a sloped roof with a ridge height of fifteen (15) feet or less is exempt. The volume space height limit is as follows:
 - i. Parcel size twenty thousand (20,000) square feet or greater and average lot width one hundred (100) feet or greater: Fourteen (14) feet;
 - ii. Other properties: Twelve (12) feet.

- d. *Additions to existing structures.* Additions to existing and legally established primary or accessory structures shall comply with the front, side, and rear setbacks as set forth in Subsections (E)(2) through (E)(4) unless a Director’s Development Review Permit is approved as provided for in Section 11.6.10.002(A)(7)(a).

2. **Front yard setback.**

- a. *Front yard setback measurement criteria.*
 - i. When the front lot line of an R-1 zoned property fronts on a local residential roadway (as defined in the Circulation Element of the General Plan), the front yard setback shall be measured from the front lot line to the nearest portion of the building, excluding eaves up to four (4) feet in depth.
 - ii. When the front lot line of an R-1 zoned property fronts on a primary, major, special major, collector, or residential collector roadway (as defined and depicted in the Circulation Element of the General Plan), the front yard setback shall be measured from the front lot line or the ultimate right-of-way, whichever is greater, to the nearest portion of the building, excluding eaves up to four (4) feet in depth.
- b. *Determination of front yard on corner lots.* On corner lots, the narrower street frontage is normally the front lot line. However, the Director may determine that a longer street frontage comprises the front lot line, in consideration of other factors including house address, house orientation, orientation of nearby houses, and access.
- c. *Basic averaging requirement.* For all lots, except flag lots which shall have a front setback requirement of twenty-five (25) feet and hillside lots (pursuant to Chapter 11.4.15), the required minimum front yard setback shall be based on an average of neighboring R-1 properties and shall not include the subject project site. The average front yard setback shall be the average depth of the front setback of the properties along the same side of the block, subject to available data. In calculating the average setback, measurement(s) which would vary from the average by more than one hundred fifty (150) percent shall not be utilized. In the event that data for the entire block is not available, the average front setback shall be determined according to the two (2) adjacent properties (see Figure 11.3.03-1: Front Yard Setback Averaging), with the following additional exceptions:
 - i. An adjacent lot that is vacant, a lot with a frontage of less than forty (40) feet, or an adjacent flag strip shall be omitted from calculation of average setbacks, with the nearest adjacent non-vacant lot, non-flag lot, or lot with a frontage greater than forty (40) feet beyond to be used for averaging purposes instead.
 - ii. For a corner lot, the average of the front setbacks of the adjacent property fronting on the same street and the property adjacent to that shall be used to determine the required front setback.

Figure 11.3.03-1: Front Yard Setback Averaging



- iii. Other criteria for determining front setback.
 - (a) Any neighboring property with a setback less than twenty-five (25) feet shall be considered as having a twenty-five (25) foot front setback for averaging purposes.
 - (b) In no case shall the required front setback be less than twenty-five (25) feet.

3. Side yard setback.

- a. *First story interior side yard.* There shall be a minimum side yard of ten (10) percent of the average lot width of the subject lot, but in no case shall the required setback be less than five (5) feet or more than twenty (20) feet.
- b. *Exterior and second story side yards.*
 - i. Exterior side yard setback measurement criteria.
 - (a) When the exterior side lot line of an R-1 zoned property fronts on a local residential roadway (as defined in the Circulation Element of the General Plan), the exterior side yard setback shall be measured from the exterior side lot line to the nearest portion of the building, excluding eaves up to four (4) feet in depth.

- (b) When the exterior side lot line of an R-1 zoned property fronts on a primary, major, special major, collector, or residential collector roadway (as defined and depicted in the Circulation Element of the General Plan), the exterior side yard setback shall be measured from the exterior side lot line or the ultimate right-of-way, whichever is greater, to the nearest portion of the building, excluding eaves up to four (4) feet in depth.
 - ii. The minimum second story side yard setback (interior and exterior) shall be twenty (20) percent of average lot width.
 - iii. The minimum exterior side yard setback for all stories shall be twenty (20) percent of average lot width.
 - iv. In no case shall the required setback be less than ten (10) feet or more than twenty (20) feet.
 - v. Any space with a ceiling, eave, or top plate height exceeding twelve (12) feet shall be considered as constituting two (2) stories for the purpose of calculating side yard setbacks, except for any area under a sloped roof with a ridge height of fifteen (15) feet or less.
 - c. *Narrow lot side yards.* For lots with eighty (80) feet or less average lot width, and total floor/roofed area exceeding four thousand five hundred (4,500) square feet, a minimum of eight (8) feet first story interior side yard setback and sixteen (16) feet second story or exterior side yard setback shall be provided.
4. **Rear yard setback.**
- a. There shall be a rear yard on every lot and parcel of land in zone R-1 of not less than fifteen (15) feet, except through-lots.
 - b. Through-lots shall not be allowed a rear yard setback facing the rear street, and instead shall provide front yard setbacks on both street frontages, except that a minimum setback of twenty-five (25) feet shall be allowed on the rear street for free-standing fences and walls exceeding three feet six inches (3'-6") in height.
5. **Setbacks for fireplaces and chimneys.**
- a. Exterior chimneys serving interior fireplaces shall comply with the front, side, and rear setbacks as set forth in Subsections (E)(2) through (E)(4), unless a Director's Development Review Permit is approved as provided for in Section 11.6.10.002(A)(7)(b).
 - b. Outdoor fireplaces/chimneys and chimney outlets serving interior fireplaces shall comply with the front, side, and rear setbacks as set forth in Subsections (E)(2) through (E)(4); except that in no case shall the required setback at the point of discharge be less than the applicable fire code requirements regarding setbacks from trees/shrubbery and the setback at the point of discharge shall be no less than five (5) feet from the property line.

- c. Fire pits less than six (6) feet in height shall be excluded from the requirements of this Subsection.
6. **Setbacks for pools, spas, and associated equipment.** Water features (ponds, fountains, etc.) with a water depth of less than eighteen (18) inches are not subject to the setback requirements of this Subsection.
- a. *Minimum structural setbacks for pools, spas, and pool/spa mechanical equipment:*
 - i. Side: Five (5) feet;
 - ii. Rear: Five (5) feet;
 - iii. Front: Any pool or spa and associated pool/spa mechanical equipment within the required front yard requires approval of a Development Review Permit per Section 11.6.10.004(A)(5); except that a request to relocate associated pool/spa equipment that was originally approved with a Conditional use Permit requires approval of a Director's Development Review Permit as provided for in Section 11.6.10.002(A)(8).
 - iv. Through lots: A front setback shall be maintained. All fencing associated with the pool or spa shall comply with the requirements of Section 11.3.03.005(G)(4) and (5).
 - b. *Setbacks for tree protection.* Pool construction shall be set back from the outer trunk circumference of any tree off the subject property, regardless of species, and from any tree on the subject property identified as protected by Chapter 11.5.07 (Preservation and Protection of Designated Trees on Private Property), at the minimum distance required by Chapter 11.5.07. Chapter 11.5.07 shall be complied with at all times during construction.
7. **Exemptions to basic setbacks.**
- a. *Height.* Detached accessory structures, including decks, patios, and porches, not exceeding a height of three feet six inches (3'-6") (front) or six (6) feet (side and rear).
 - b. *Eaves.* Eaves up to four (4) feet in depth, provided that no eave is closer than two feet six inches (2'-6") from an interior side or rear property line.
 - c. *Rear garages.* Setback requirements for any detached garage in the rear yard of a parcel may be reduced to a minimum of five (5) feet at the rear and/or the interior side yard(s), provided that it is the sole garage on the parcel, and provided that the following limitations are met within the reduced setback area:
 - i. Garage depth and width shall not exceed an exterior dimension of twenty-five (25) feet.
 - ii. Eave height shall not exceed eight (8) feet.

- iii. Building bulk shall be limited to an angle-plane measured from eight (8) feet above natural grade at the property line, and at an upward inclination of thirty (30) degrees, except for the following:
 - (a) Eaves;
 - (b) A single gable up to fifteen (15) feet in height.
- d. *Mechanical equipment in required setbacks.* The following mechanical equipment is exempt from setbacks:
 - i. Utility meters;
 - ii. Exhaust vents;
 - iii. Backflow preventers;
 - iv. Wall-mounted solar batteries (provided the battery does not extend out more than twelve (12) inches from the wall);
 - v. Tankless water heaters; and
 - vi. Southern California Edison transformers.
- e. *Second story setback encroachments.* Portions of the second story with ceiling height below six (6) feet are not subject to second story side yard setbacks; provided, that:
 - i. The portions are beneath a sloped roof; and
 - ii. The eave height does not exceed twelve (12) feet; and
 - iii. The roof height does not exceed fifteen (15) feet within the required second story setback.
- f. *Stairways or steps.* Unroofed stairways or steps shall not exceed a height of forty-two (42) inches, exclusive of a customary guard rail or balustrades, within the required front setback, or six (6) feet, inclusive of a customary guard rail, within the required side or rear setback.
- g. *Yard equipment.*
 - i. Interior Side and Rear Yard Setbacks.
 - (a) Yard equipment six (6) feet or less in height shall not be subject to a setback.
 - (b) Yard equipment higher than six (6) feet shall be subject to all setback requirements applicable to structures.
 - (c) Yard equipment shall not exceed a height of fifteen (15) feet.

- h. *Light wells.* Light wells may encroach into a required interior side or rear yard up to a maximum of three (3) feet, but in no case shall be closer than five (5) feet from the adjacent property line. The encroachment shall be measured from the outside face of the retaining wall that creates the light well.
 - i. *Decks.* Uncovered decks with the underside of the deck floor elevated at or within thirty (30) inches of grade over their entirety are not considered structures and therefore are not subject to setback requirements of this Subsection, nor are they considered a project if located on a hillside lot (pursuant to Chapter 11.4.15).
 - j. *Temporary portable storage units.* Temporary portable storage unit, as provided for in Subsection 11.6.11.005(A)(6), shall be set back a minimum of ten (10) feet from the front and exterior side property lines and five (5) feet from the side and rear property lines.
 - k. *Bay windows.* Bay windows as defined in Chapter 11.8.01 (Definitions) of this Zoning Code, located on the front wall of the house on the first floor, having a minimum of eighteen (18) inches of clear space above finished grade, may encroach into a required front setback, except that they shall not exceed the depth of the eave.
8. **Exceptions to basic setbacks.**
- a. *Mechanical equipment encroachment in required setbacks.* A permit for heating, ventilating, and/or air-conditioning equipment, generators, and water heaters and associated enclosures (where required) located within the required setback may be reduced to a minimum of five (5) feet if the Director approves a Zoning Exception as provided for in Section 11.6.07.002(A).
 - b. *Dormers.* Dormers may encroach within side yard setbacks, provided that:
 - i. The total length of the dormers shall not exceed thirty (30) percent of the length of the subject elevation; and
 - ii. The Director approves a Zoning Exception pursuant to Section 11.6.07.002(B).
 - c. *Yard equipment.*
 - i. *Front Yard Location.* Yard equipment within the R-1 zone shall not be located for more than forty-eight (48) hours within the required front yard setback or in front of the primary structure (whichever is greater), or the corner lot exterior side yard setback, unless a Zoning Exception is approved by the Director pursuant to Section 11.6.07.002(C).
 - ii. *Interior Side and Rear Yard Setbacks.* Yard equipment higher than six (6) feet but less than ten (10) feet in height shall be located no closer than five (5) feet from the nearest property line(s) unless a Zoning Exception is approved by the Director pursuant to Section 11.6.07.002(C).

- d. *Fences, solid walls, and gates.* Fences, solid walls, and gates over forty-two (42) inches in height shall not encroach within front yard setbacks unless the Director approves a Zoning Exception pursuant to Section 11.6.07.002(D).
9. **Other setback encroachments.** All other setback encroachments are subject to approval of a Director's Development Review Permit as provided for in Section 11.6.10.002(A)(7)(c).

F. **Light Wells.**

1. **Location.**

- a. Light wells located in interior side yards and rear yards shall comply with the setback requirements of Subsection 11.3.03.05(E) except as provided in Subsection 11.3.03.005(E)(7)(h). The setback shall be measured from the outside face of the retaining wall that creates the light well to the property line. See Figure 11.3.03-2.
 - b. Light wells shall not be located in exterior side yards or front yards, unless a Director's Development Review Permit is approved as provided for in Section 11.6.10.002(A)(9).
2. **Width.** Maximum width of light wells shall not exceed three (3) feet, measured perpendicular from the exterior of the basement wall to the inside face of the retaining wall that creates the light well. See Figure 11.3.03-2.

3. **Depth.**

- a. Maximum depth of light wells that encroach into required interior side or rear yards pursuant to Subsection 11.3.03.005(E)(7)(h) shall not exceed five feet six inches (5'-6"). See Figure 11.3.03-2.
 - b. The maximum depth of light wells that do not encroach into required interior side yard and rear setbacks shall not be regulated by this Zoning Code.
4. **Length.** (See Figure 11.3.03-3 for how to determine the length of a lightwell.)

- a. The cumulative length of light wells that encroach into required side or rear yards pursuant to Subsection 11.3.03.005(E)(7)(h) shall not exceed a total of fifteen (15) feet.
- b. The cumulative length of all light wells, whether or not they encroach into required side or rear yards pursuant to Subsection 11.3.03.005(F)(4)(a), shall not exceed a total of thirty (30) percent of the length of the sides and rear of the perimeter of the first story of the dwelling unit. See Figure 11.3.03-4.

Figure 11.3.03-2: Light Well—Section View

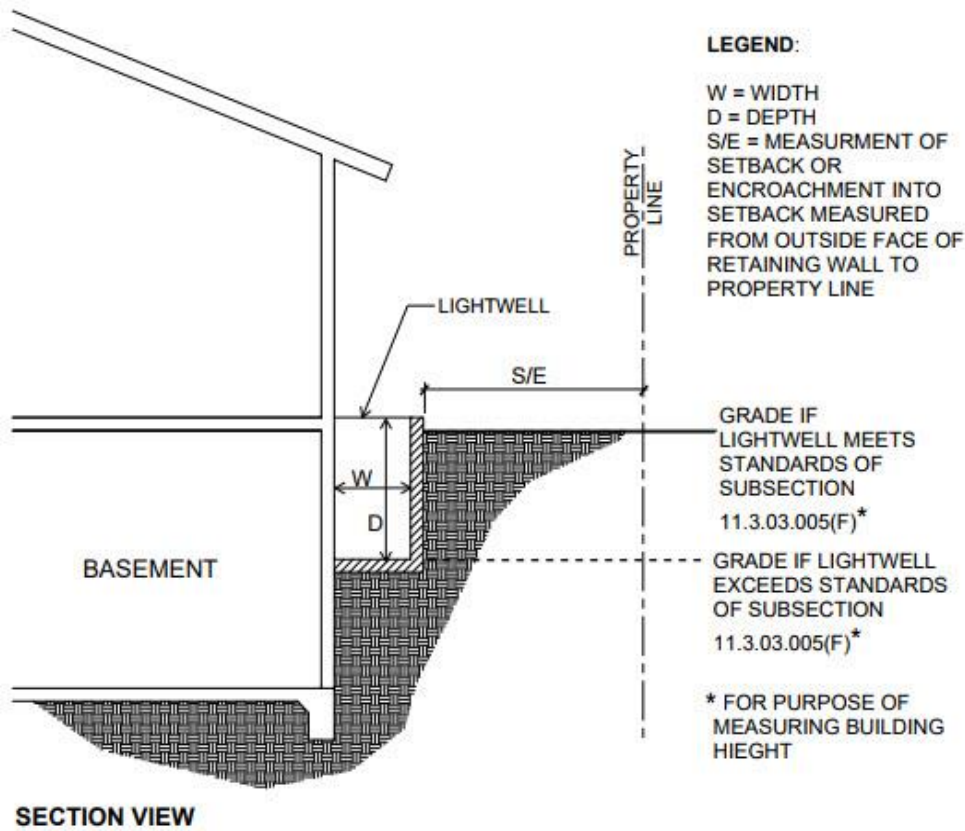


Figure 11.3.03-3: Light Well—Plan View

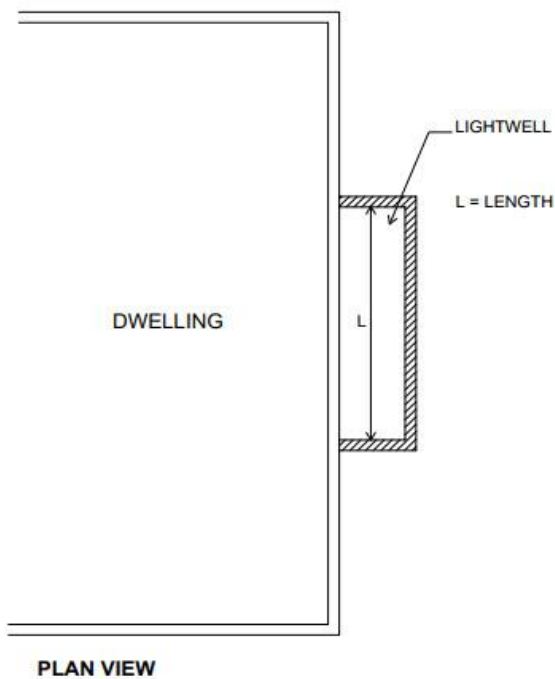
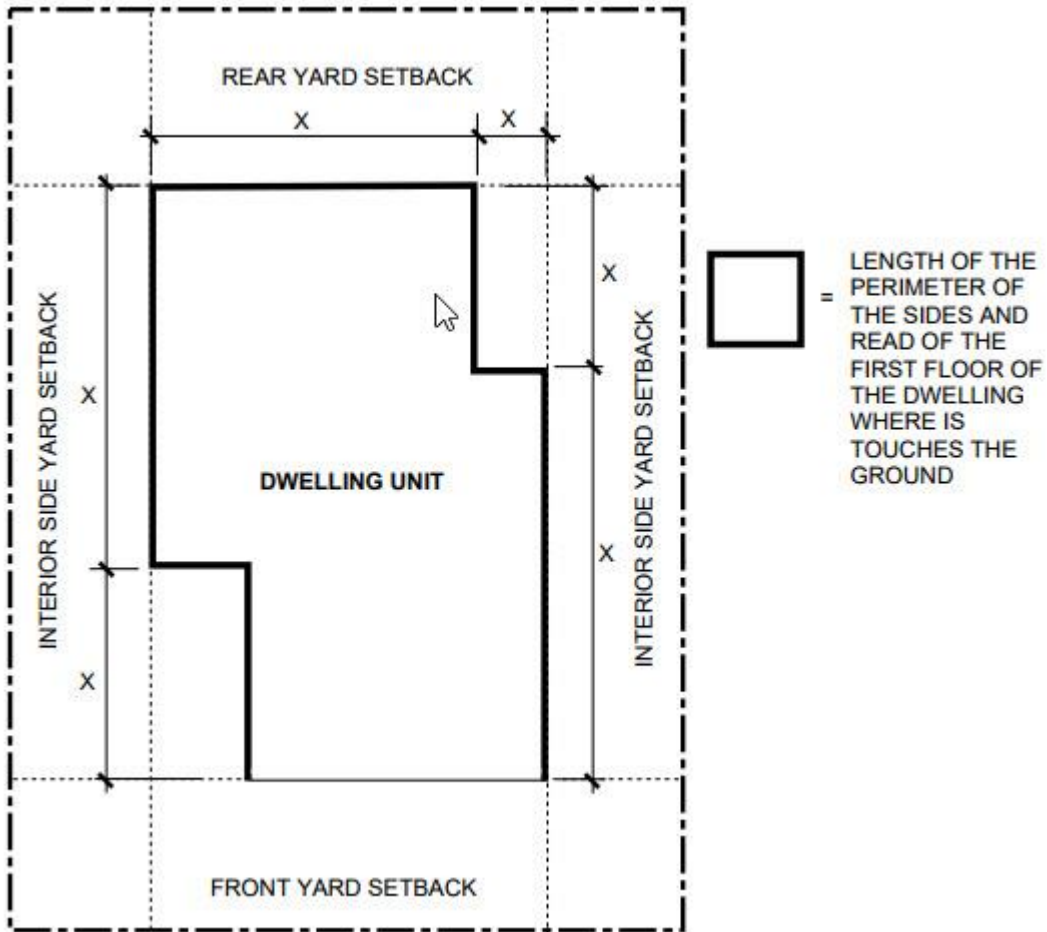
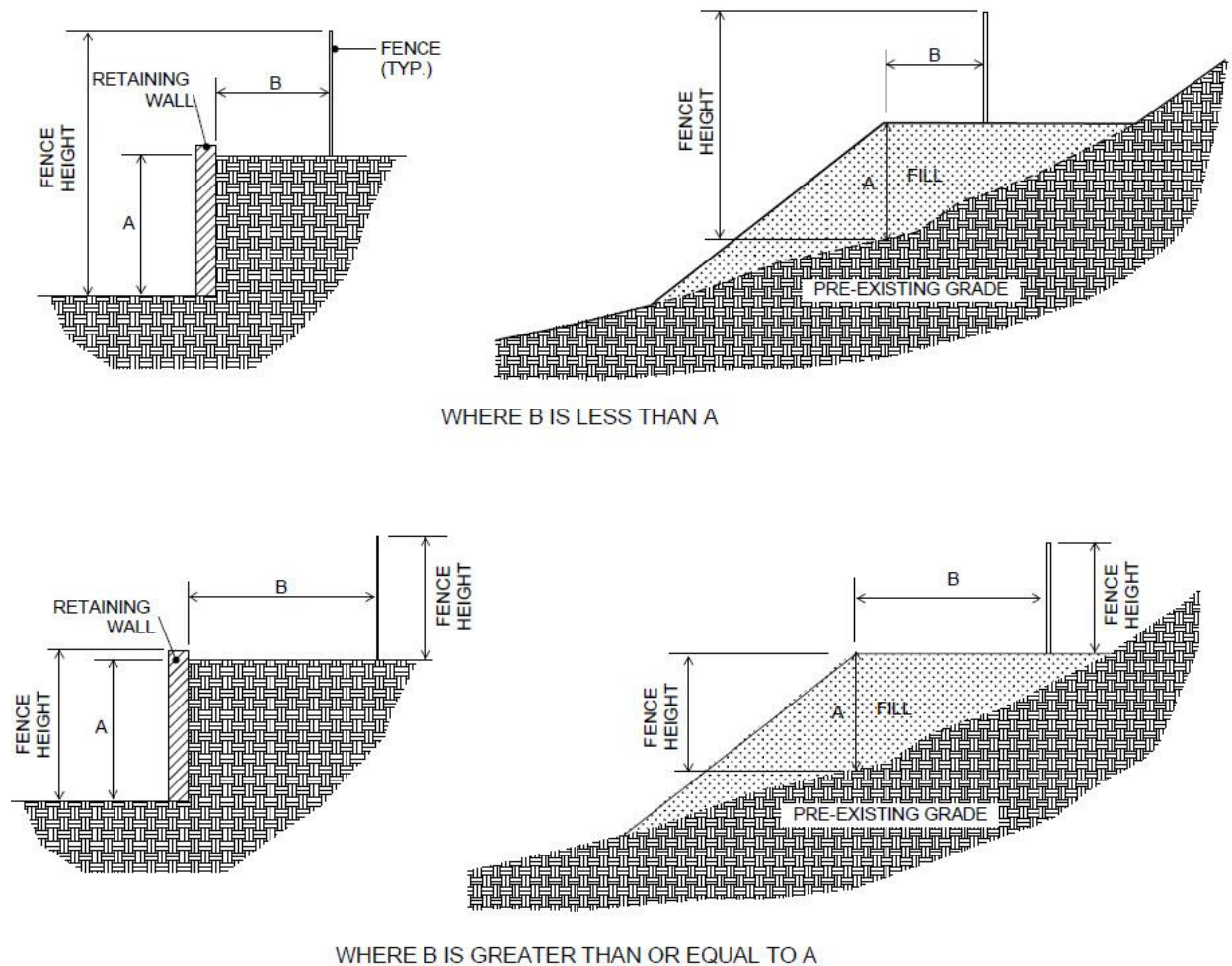


Figure 11.3.03-4: Light Well—Perimeter of 1st Story for Purposes of Complying with Subsection 11.3.03.005(F)(4)(b)



- G. **Fences, Walls, Shrubbery, and Landscaping within Required Setbacks and Yards.** Fences, walls, shrubbery, and landscaping within required setbacks and yards shall comply with the provisions of this Subsection, including Figure 11.3.03-5, Figure 11.3.03-6, Figure 11.3.03-7, and Figure 11.3.03-8. For the purposes of measuring fence height, a retaining wall/fence combination shall be considered a single fence whenever the horizontal distance between the retaining wall portion of the fence and the above ground portion of the fence is less than the height of the retaining wall portion alone. See Figure 11.3.03-5: Fence/Retaining Wall Height.

Figure 11.3.03-5: Fence/Retaining Wall Height



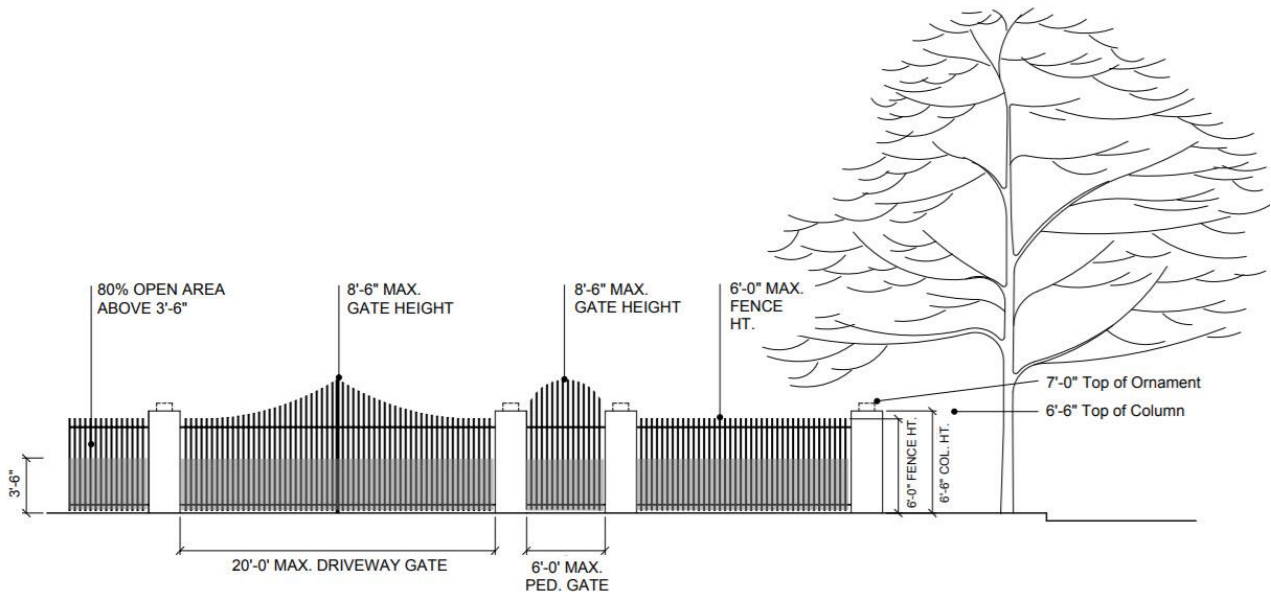
1. Design and materials for all fences and walls.

- a. Materials for all fences and freestanding walls are subject to approval of a Zoning Clearance in accordance with Chapter 11.6.03 (Zoning Clearance) even if a building permit is not required pursuant to Subsection (2) of this Subsection.
- b. The finished side of all fences and freestanding walls shall face the neighboring property or public right-of-way, except that the Director may approve a Zoning Exception pursuant to Section 11.6.07.002(E)(1) for fences and walls that do not comply with this Subsection. For the purposes of this Subsection, "finished side" means the smooth side or the side that does not reveal the structural supports.
- c. Spears or other pointed elements on top of fences or freestanding walls shall not be allowed except that the Director may approve a Zoning Exception pursuant to Section 11.6.07.002(E)(2) for fences and walls that do not comply with this Subsection.

- d. Materials such as unfinished plywood, corrugated metals, bare metal wire, barbed wire, mesh fencing, and electrically charged fences shall be prohibited. Chain link fences shall not be installed in areas prominently visible from the public right-of-way except as set forth in Subsection (10)(b) of this Subsection.
 - e. Lighting on fences and walls shall comply with the requirements of this Subsection and Chapter 11.5.06 (Outdoor Lighting Standards).
2. **Building permits required.** Building permits are required for all fences and walls over forty-two (42) inches in height.
 3. **Neighbor notification and survey requirement.**
 - a. The owners of properties adjacent to any proposed fence or freestanding wall within five (5) feet of a property line shall be notified by the Planning Department prior to the issuance of building permits.
 - b. The property line shall be marked in the field, identified on a survey prepared by a licensed surveyor, and submitted to the Planning Department.
 - c. An exception to the requirement of Subsection (a) of this Subsection may be granted upon Planning Department receipt of a written acceptance (including printed name, signature, address, and contact information) on the site plan of the fence or freestanding wall location by the owners of the properties adjacent to the proposed property line fence or freestanding wall.
 4. **Street-fronting fences and walls.** No wall or fence within the required front yard setback, the street side yard of a reverse corner lot, or the rear yard of a through lot may exceed a height of forty-two (42) inches above adjacent grade on the street side, except as provided below:
 - a. As set forth by Subsection (5) of this Subsection;
 - b. For flag lots as provided for by Subsection (7) of this Subsection; or
 - c. A fence up to a maximum of sixty (60) inches where the entire fence is of a design that creates a minimum of eighty (80) percent open work, may be permitted if a Director's Development Review Permit as provided in Section 11.6.10.002(A)(10) is approved.
 5. **Street-fronting fences and walls in the R-1-20,000, R-1-30,000 or R-1-40,000 zone.** Any property within the R-1-20,000, R-1-30,000, or R-1-40,000 zone may have a fence that exceeds forty-two (42) inches in height in the front setback, except for flag lots as provided for by Subsection (7) of this Subsection, if it meets the following criteria:
 - a. *Open view design.* The fence shall be of a design that creates at least eighty (80) percent open work above forty-two (42) inches in height. An example would be wrought iron fencing with vertical bars spaced at least four (4) inches apart.

- b. *Architectural design.* The fence shall be compatible with and subordinate to its surroundings and be consistent with the Single-Family Residential Design Guidelines. Revisions to fence design, including simplification of its decorative components, may be required to meet this objective.
- c. *Colors.* White or other very pale fences are generally discouraged because they are inconsistent with the objective of keeping fences compatible with and subordinate to their surroundings. Darker and more recessive colors may be required to meet this objective.
- d. *Fence height.* Fences shall not exceed six (6) feet in height, except as follows:
 - i. Pillars, pilasters, or similar support posts of fences may reach a maximum height of six feet six inches (6'-6").
 - ii. Vehicular and pedestrian entry gates may reach a maximum height of eight feet six inches (8'-6"). See Figure 11.3.03-5 (Gates and Fences—Elevation View).
 - iii. Pedestrian entry gates shall not exceed a width of six (6) feet, and vehicular entry gates shall not exceed a width of twenty (20) feet. See Figure 11.3.03-6 (Gates and Fences—Elevation View).
 - iv. A height transition shall be provided between the six (6) foot fence and the entry gates.
- e. *Light fixture height.* Lighting may be added on top of the fencing or its pillar, in compliance with Chapter 11.5.06 (Outdoor Lighting Standards), provided the overall height of fence or pillar and light does not exceed a height of seven (7) feet as measured from the finished grade or adjacent grade, whichever is lower. Brightness of the fixtures shall be indicated on a lighting plan demonstrating compliance with Chapter 11.5.06 and subject to evaluation in the context of the project.

Figure 11.3.03-6: Fence and Gate—Elevation View



6. **Side and rear fences and walls.** Fences and freestanding walls shall be limited to six (6) feet in height within the required rear setback and within the required side yard setback as measured from directly adjacent lowest grade as measured along a vertical axis, with the following exceptions:
 - a. Side yard fences within the front setback shall conform to height limits set forth in Subsection (4) of this Subsection.
 - b. Street-fronting side yard fences on reverse corner lots shall conform to the height limits set forth in Subsection (4) of this Subsection.
 - c. Rear fences of through lots shall conform to the height limits set forth in Subsection (4) of this Subsection.
 - d. Fences atop retaining walls shall conform to the limits set forth in Subsection (10)(c) of this Subsection.
 - e. Lights atop walls in interior side and rear yards shall be prohibited.

7. **Flag lots.** Notwithstanding the other provisions of this Section, freestanding fences or walls within any required yard on a flag lot may be built to the height limits applicable to side and rear yard fences or freestanding walls, except for that portion of the flag strip that lies within the dimensions of the average front yard setback of the adjacent non-flag lots, which shall conform to the limits set forth for front yards in Subsection (4) of this Subsection.

8. **Driveway gate location.** Driveway gates shall be located to allow for safe stacking of at least one (1) vehicle outside of the public or private street or shared access easement. In no case shall driveway gates be installed in the public right-of-way. Driveway gates shall not swing out toward the street unless the swing arc is greater than twenty (20) feet from the face of curb, or edge of roadbed if there is no curb.
 - a. *Standard driveway gate location.* A stacking distance of at least twenty (20) feet from the face of curb, or edge of roadbed if there is no curb, shall be required for standard driveway gates, as shown in Figure 11.3.03-7.
 - b. *Nonstandard driveway gate location.* A driveway gate for a non-standard driveway may be allowed provided there is sufficient stacking distance as determined by the Director, as shown in Figure 11.3.03-8. For the purposes of this Zoning Code, a non-standard driveway gate location is any location that is not parallel to the street.

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Figure 11.3.03-7: Standard Driveway Gate—Plan View

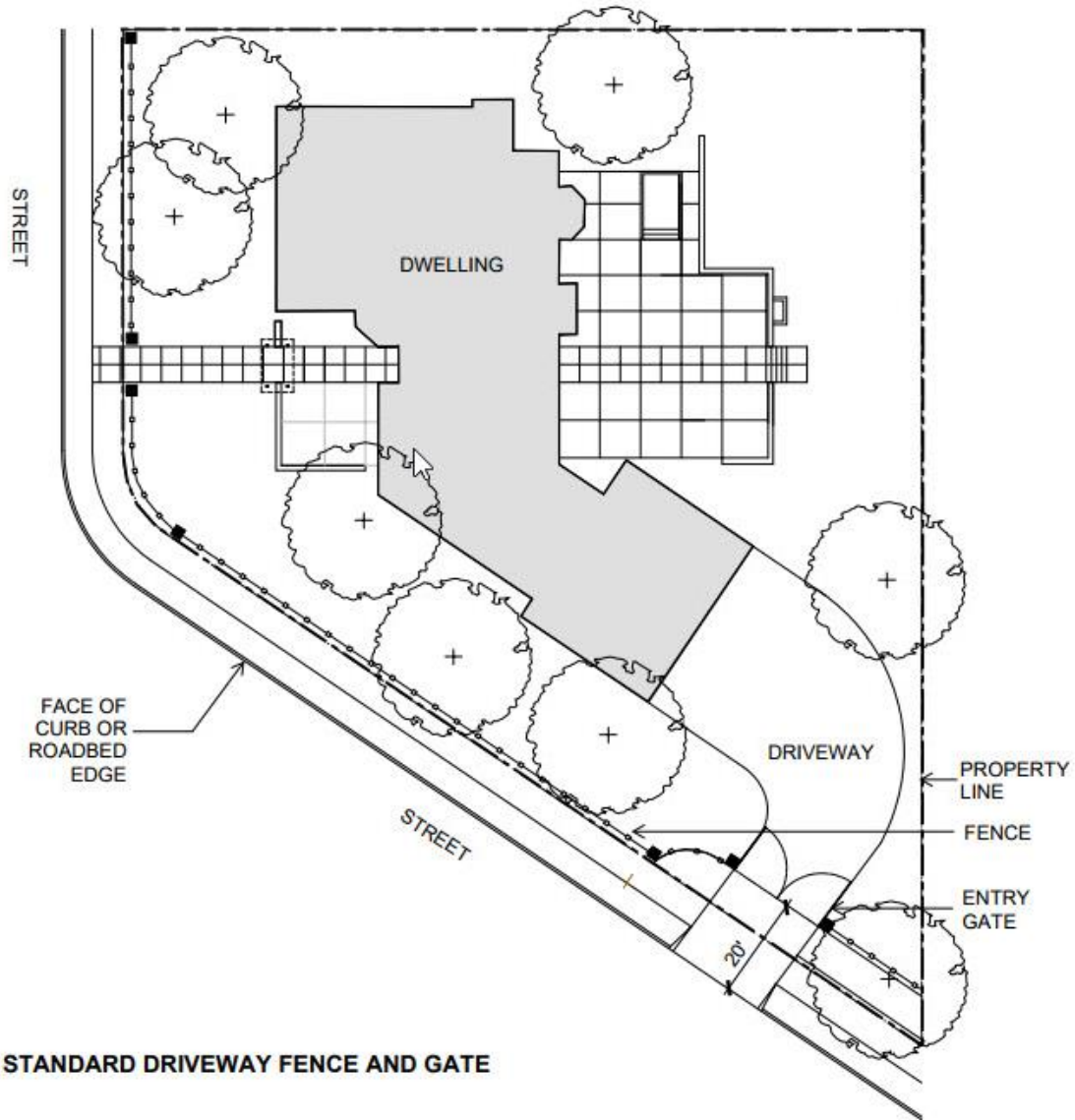
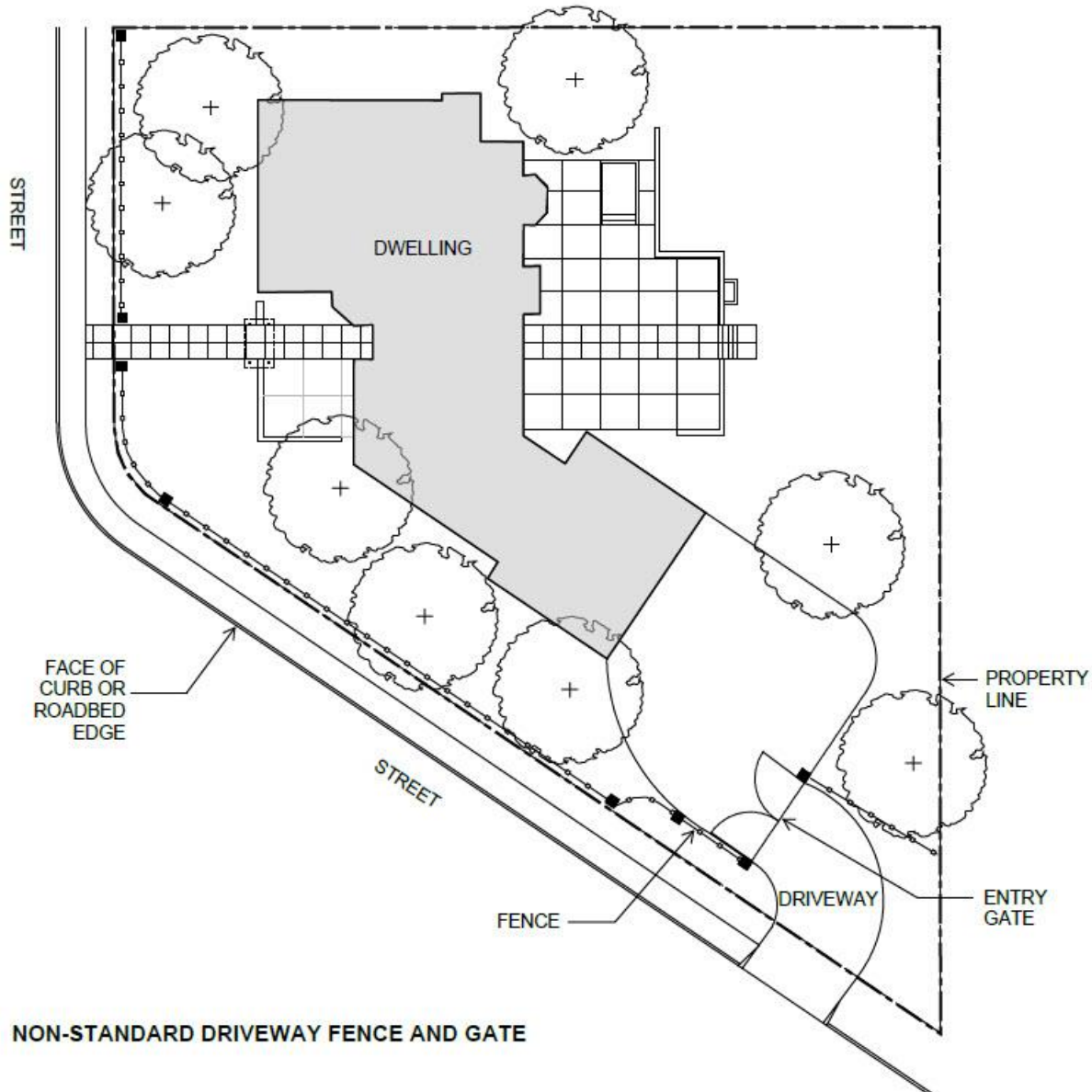


Figure 11.3.03-8: Non-Standard Driveway Gate—Plan View

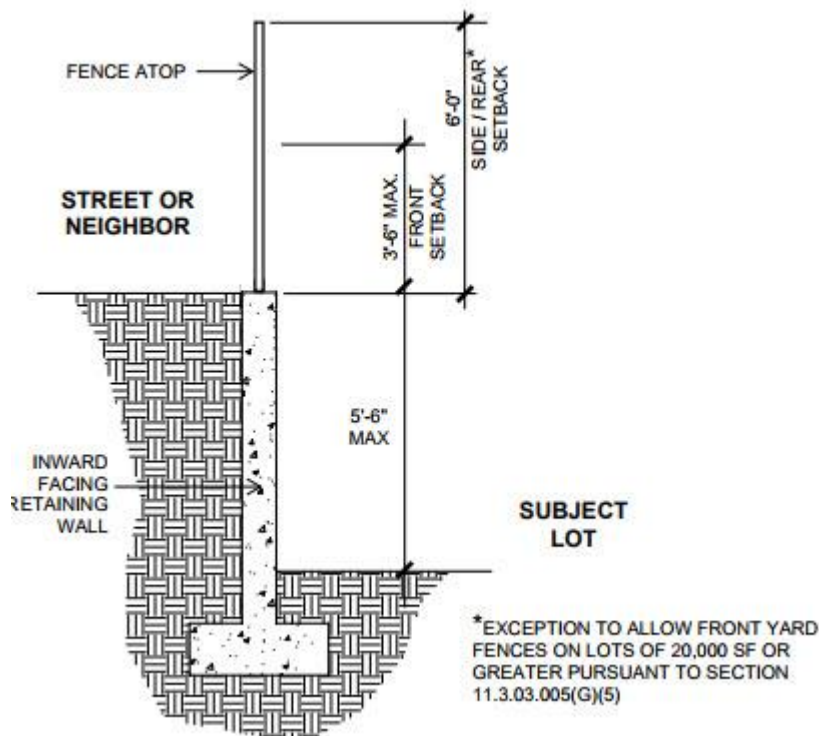


9. **Lighting.** Light fixtures shall only be installed immediately alongside the driveway, immediately alongside the pedestrian entry gate, on pedestrian entryways, or as determined by the Director. Light fixtures atop fences or fence pillars shall be included in the maximum height of the fence. Light fixtures on pedestrian entry ways shall be centered above the walkway and shall be no higher than the pedestrian entry structure. Additionally, the lighting provided for in this Subsection shall comply with Chapter 11.5.06 (Outdoor Lighting Standards).

10. **Exemptions and exceptions for fence and wall height.**

- a. *Pedestrian entries.* A pedestrian entry or similar structure, such as an arbor, is permitted within the required front and street side setback upon approval of a Director’s Development Review Permit as provided in Section 11.6.10.002(A)(11); provided, that, it does not exceed a height of eight feet six inches (8’-6”).
- b. *Temporary construction fence.* Temporary chain link construction fencing may be permitted within the required front and street side setbacks provided that it does not exceed a height of six (6) feet and shall not be installed within the public right-of-way. Temporary chain link construction fencing shall be installed in conjunction with a mesh windscreen for dust and visibility reduction. Temporary construction fencing shall not be installed without a valid building or grading permit and shall be removed within seven (7) days of building permit final or the expiration of the permit, whichever shall come first.
- c. *Change in grade.*
 - i. “Inward-facing” retaining walls.
 - (a) Interior side or rear yard. Where a retaining wall faces inward to the subject house, or faces inward to the subject lot in instances where the retaining wall extends beyond the subject house, the retaining wall may reach a maximum height of five feet six inches (5’-6”), and the total height of the retaining wall and a fence or freestanding wall atop it may reach nine (9) feet, or eleven feet six inches (11’-6”) for properties that qualify under Subsection 11.3.03.005(G)(5). See Figure 11.3.03-9.
 - (b) Front or exterior side yard. Inward-facing retaining walls alongside property lines that extend into the required front setback shall be subject to a maximum height of five feet six inches (5’-6”), regardless of the extent of visibility from the street. Fences atop said walls shall be limited to forty-two (42) inches. See Figure 11.3.03-9.

Figure 11.3.03-9: Inward-Facing Retaining Wall with Fence Atop



- ii. “Outward-facing” retaining walls.
 - (a) Interior Side and Rear Yards. Where retaining walls face away from the subject house or lot, the retaining wall may reach a maximum height of five feet six inches (5’-6”) and the total height of the retaining wall and a fence or freestanding wall atop may reach eleven feet six inches (11’-6”) upon the Director’s receipt of a written acceptance (including printed name, signature, address, and contact information) on the site plan of the subject retaining wall by the impacted owners of the adjacent properties for any combination in excess of six (6) feet.
 - (b) Exterior Side yards. No more than forty-two (42) inches of the allowable six (6) feet of total wall/fence height may be comprised of a retaining wall.
 - (c) Front yards. Retaining wall height shall be no more than forty-two (42) inches.
- iii. Terracing. Landscaped terracing with a gradient up to 1:1 may be used to obtain approval of an aggregate height of retaining walls exceeding the single-wall limit set forth in this subsection within the required front, side, or rear setback, subject to approval of a Director’s Development Review Permit as provided in Section 11.6.10.002(A)(12).

11. **Replacement of legal nonconforming fences or walls.** The replacement of legal nonconforming fences or walls requires approval of a Zoning Exception as provided for in Section 11.6.07.002(F).
 12. **Front yard landscaping.** Landscaping located on private property exceeding three feet six inches (3'-6") in height within twenty (20) feet of the street curb or edge of pavement shall be referred to the Public Works Department for a line-of-sight public safety review and approval, and shall comply with the visibility triangle as provided for in Chapter 11.8-01 (definitions). If the landscaping is determined to be a safety hazard by the City Traffic Engineer, the property owner shall be required to mitigate the safety hazard to the satisfaction of the City Traffic Engineer.
 13. **Minimum front yard landscaping.**
 - a. Within the front yard, a minimum of fifty (50) percent of the land area shall be maintained with live plant material. For the purposes of this Section, "front yard" means the area forward of the primary structure. Paving which incorporates planting cells shall be counted toward the requirement with the exclusion of the hard surface, and parking on such composite planted paving shall not be allowed within the front yard. Exceptions to this Section shall require approval of a Director's Development Review Permit as provided in Section 11.6.10.002(A)(13).
 - b. Paving shall be prohibited on vacant lots.
- H. **Accessory Structures.** In addition to the provisions of this Chapter regarding accessory structures, the following standards apply to all accessory structures in the R-1 zone, except for Accessory Dwelling Units as provided for in Chapter 11.4.01 (Accessory Dwelling Units).
1. **Site and timing requirements.** An accessory residential structure may be established in compliance with this section only on a lot with an existing primary dwelling or dwellings, or simultaneously with the development of a new primary dwelling or dwellings. If a parcel contains more than one (1) lot, such structure(s) shall only be established on the lot on which the primary dwelling is located, unless the lots are first merged or otherwise legally joined so as to constitute a single legal entity.
 2. **Limitation on allowable total floor/roofed area.** The allowable total floor/roofed area of any accessory structure shall not exceed two hundred fifty (250) square feet per three thousand (3,000) square feet of lot area, unless a Development Review Permit per Section 11.6.10.004(A)(6) is approved.
 3. **Prohibited facilities.** An accessory structure shall not be equipped with cooking facilities; except that an unenclosed patio (covered or uncovered) or gazebo may have an "outdoor kitchen" (grill, sink, wet bar, etc.). A structure containing an outdoor kitchen shall meet all fire code requirements.
- I. **Utility Meters.** There shall not be more than one (1) utility meter each for gas, electricity, and water service per parcel.

- J. **Vehicle Access and Storage.** Regulations for vehicle access and storage, including recreational vehicles, shall be as provided for in Chapter 11.5.05 (Off-Street Parking Facilities).

§11.3.03.006 R-1 Design Guidelines.

The *Single-Family Residential Design Guidelines* as adopted by City Council resolution, and as may be amended from time to time, shall apply to all single-family residential zoned lots within the city. These guidelines will be used by the Planning Commission and City staff as a basis of evaluation of proposed projects. They will aid toward promoting good design, preserving neighborhood character, and protecting property values. Residential property owners, developers, architects, building designers, and contractors seeking to construct new residential structures or alterations and additions to existing structures should use the guidelines in the early design stages of their projects. The guidelines are not intended to limit creative design or dictate a particular design or architectural style.

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Chapter 11.3.04 Multifamily Residential (R-3) Zone

§11.3.04.001 Purpose.

This Chapter establishes appropriately located areas for residential development consistent with the High Density Residential designation of the General Plan, such as apartments, row houses, townhomes, senior housing/independent living developments, and condominiums, which will accommodate the City's future population and housing needs as identified in the City's Housing Element, consistent with the existing residential character of the City. Minimum densities should be twenty (20) dwelling units per acre and maximum densities shall be thirty (30) dwelling units per acre, except for projects pursuant to 11.5.01 (Affordable Housing Density Bonus). The R-3 zone is established to achieve the following:

- A. Provide an adequate supply and range of multifamily housing types located in proximity to services and active modes of transportation.
- B. Encourage compatibility of multifamily projects with adjacent uses.
- C. Provide for orderly transition between the types of residential land uses, and between residential and commercial land uses, as outlined in the Land Use Element of the General Plan.
- D. Provide opportunities for design flexibility while promoting high standards of site planning, architecture, and landscape design to maintain and achieve high quality multifamily residential developments.
- E. Promote internal compatibility of each project's architecture, landscaping, and use of open space to achieve a high quality residential environment.
- F. Assure that sufficient open space is provided for both private and common areas.
- G. Ensure the provision of public services and facilities needed to accommodate planned population densities.

§11.3.04.002 Applicability.

- A. This Chapter shall be applicable to all existing and new uses, structures, modifications, additions, and activities within the R-3 multifamily residential zone.
- B. This Chapter contains not only development standards, but also design guidelines. Any departure from the design guidelines should be utilized to effectively achieve quality and compatibility with the surrounding neighborhoods.
- C. Properties that meet the criteria for hillside development pursuant to Chapter 11.4.15 (Hillside Development) shall comply with the standards and guidelines of that chapter.
- D. Single-family residential developments within the R-3 zone shall comply with the zoning and development standards required of the R-1-5,000 zone, including, but not limited to, minimum lot area, setbacks, building height and bulk, and allowable total floor/solid roofed area as provided for in Table 11.3.03-2.

§11.3.04.003 R-3 Uses and Permit Requirements.

- A. Table 11.3.02-1 identifies the uses of land allowed by this Zoning Code in the R-3 zone and the land use permits required to establish each use, in compliance with Section 11.3.02.003.
- B. All projects proposed for the R-3 zone, other than single-family residences, are subject to Design Review as provided in Chapter 11.6.14 (Design Review).
- C. Properties that meet the criteria of Chapter 11.4.15 (Hillside Development) shall comply with the applicable permitting requirements.
- D. Development in the R-3 zone shall comply with other permitting requirements as identified in this Chapter and the Zoning Code.

§11.3.04.004 Multifamily (R-3) Zone Development Standards

- A. **Minimum Lot Size.** The following standards apply to newly created R-3 lots.
 - 1. **Minimum lot area:** seven thousand five hundred (7,500) square feet. Individual condominium lots shall not be deemed lots for the purposes of this requirement.
 - 2. **Minimum lot width:** sixty (60) feet.
 - 3. **Minimum lot depth:** sixty (60) feet.
- B. **Area Standards.**
 - 1. **Density of units:**
 - a. Any site of less than seven thousand five hundred (7,500) square feet can only be developed or redeveloped with a single-family residence. Such development is subject to the development standards of the R-1-5,000 zone.
 - b. Any site of seven thousand five hundred (7,500) square feet or more should be developed with a minimum of twenty (20) dwelling units per acre and shall be developed with a maximum of thirty (30) dwelling units per acre, except as provided in Subsection (B)(1)(c) of this Section and Section 11.3.04.005(D).
 - c. See Chapter 11.5.01 (Affordable Housing Density Bonus) for maximum density consistent with State Affordable Housing Bonus Law (California Government Code Section 65915).
 - 2. **Lot coverage:** Lot coverage shall not exceed a maximum of fifty (50) percent of net lot area.
- C. **Siting Standards.**
 - 1. **The minimum setbacks are as follows.** For the purposes of this Subsection, roadway classifications for streets are defined in the Circulation Element of the General Plan; Districts are shown on Figure LUE-3 of the Land Use Element of the General Plan.

- a. *Front:*
 - i. West Gateway District: Up to a fifteen (15) foot average, at no point less than five (5) feet;
 - ii. Old Town District: No minimum required;
 - iii. Other: twenty-five (25) feet from a primary, major, special major, collector, or residential collector street; twenty (20) feet from a local street.
 - iv. Measurement criteria: When the front lot line of a property fronts on a primary, major, special major, collector, or residential collector, the front yard setback shall be measured from the front lot line or the ultimate right-of-way, whichever is greater. When the front lot line of a property fronts on a local residential street, the front setback shall be measured from the front lot line.
- b. *Rear:*
 - i. Twenty-five (25) feet for principal buildings;
 - ii. Twenty (20) feet for accessory buildings; provided, that for accessory buildings adjacent to commercial properties, this setback may be reduced to ten (10) feet.
- c. *Exterior side:*
 - i. Fifteen (15) feet from a primary, major, special major, collector, or residential collector street, measured from the exterior lot line of a corner lot or the ultimate right-of-way, whichever is greater;
 - ii. Ten (10) feet from a local residential street, measured from the exterior lot line of a corner lot.
- d. *Reverse corner side:* twenty (20) feet.
- e. *Interior side:* ten (10) feet minimum; if adjacent to single-family residence, then twenty (20) feet minimum for the second and third stories; provided, that for accessory buildings adjacent to commercial properties, this setback may be reduced to a minimum five (5) foot landscaped strip.
- f. In any case, a ground-level porch, uncovered or covered and open on three (3) sides, may encroach into the front, side, and exterior side setbacks of corner and reverse corner lots by up to ten (10) feet.

2. **Building separation.**

- a. Primary multifamily residential structures on one (1) lot, including multifamily residential structures in mixed use developments, shall be separated a minimum of ten (10) feet, except as provided in Subsection (b) of this Subsection.

- b. Where windows of primary living areas (living or dining rooms) face walls of other units, a minimum separation of twenty (20) feet shall be provided.

D. **Open Space.** Open space shall be required, as follows.

1. **Private open space.**

- a. A minimum of fifty (50) square feet of private open space shall be provided per dwelling unit.
- b. Any private open space provided to meet the required private open space standard shall comply with the following requirements.
 - i. Shall have a minimum level surface dimension of five (5) feet.
 - ii. Shall abut the unit that it serves and shall be directly accessible from that unit without having to enter a common area.
 - iii. Shall be designed in a manner to prohibit use as common open space (e.g., provided with a railing, minimum forty-two (42) inch wall, etc.).

2. **Common open space.**

- a. A minimum one hundred and twenty (150) square feet of common open space shall be provided per dwelling unit. A community garden may provide up to twenty (20) percent of the total required common open space.
- b. Any common open space provided to meet the required open space standard comply with the following requirements.
 - i. A minimum of seventy-five (75) percent of the required open space must be outdoor area on the ground which is uncovered, and which is designed and used for outdoor living and/or recreation, whether such area is paved or not. Up to twenty-five (25) percent of the required open space may be covered or provided within a structure, including uses such as a clubhouse; swimming pool; sauna or jacuzzi; tennis, basketball, or racquetball court; and health/fitness facility.
 - ii. Shall have a minimum level surface dimension of ten (10) feet.
 - iii. Shall not include parking or vehicle circulation areas.
 - iv. Must be centrally located within a project and readily accessible to all tenants.
 - v. Must be usable for active or passive recreational purposes and accessible by pedestrians.
 - vi. A minimum of fifteen (15) percent of the total required common open space must be permanently landscaped.
 - vii. All hardscape must be brick, tile, or other decorative material of a similar quality.

E. **Landscaping.** Landscaping shall be provided, as follows.

- a. All areas not occupied by structures, vehicular access ways and parking areas, pedestrian walkways, and paved or covered recreational facilities, shall have landscaping as provided by this Subsection.
 - b. The landscaping requirements shall be subject to Chapter 4.23 (Water Efficient Landscape) of Title 4 of the LCFMC.
 - c. At least one (1) tree shall be provided or retained per each eight hundred (800) square feet of landscaped area.
 - d. Landscaping of parking lots shall comply with Subsection 11.5.05.007(J).
 - e. A minimum of sixty (60) percent of the front setback area shall be landscaped.
 - f. Plants shall be established and maintained in accordance with the approved landscape plan.
 - g. An automatic timed irrigation system appropriate to the plant materials used shall be provided for all landscaped areas.
 - h. All landscaped areas shall be permanently maintained with proper care, weeding, pruning, and irrigation. Plants shall be replaced as necessary to maintain conformance with approved landscaping plans.
 - i. Street trees shall be provided and continuously maintained by the property owner. Street trees shall be selected and located in accordance with the City's standards for street trees, as maintained by the Director of Public Works.
 - j. Any removal or pruning of existing trees on-site trees shall conform to the requirements of Chapter 11.5.07 (Preservation and Protection of Designated Trees on Private Property).
 - k. Refer to Section 11.3.04.005(C) for R-3 landscape guidelines.
2. **View preservation.** Building(s) should be placed in a manner which minimizes blockage of neighboring views, especially those portions of any view which are central to the total view, and/or are viewed from primary outdoor and indoor living areas (living and dining rooms). Landscaping height at maturity should be consistent with preservation of neighboring views.

F. **Parking.** Parking requirements and development standards shall be as provided for in Chapter 11.5.05 (Off-Street Parking Facilities).

G. **Building Height.**

1. **Maximum height of principal buildings and structures:** Thirty (30) feet maximum outward facing wall height; thirty-five (35) feet maximum roof height. Heights are measured from lower of natural or finished grade adjacent to or directly below the building face. Additional height may be allowed pursuant to Section 11.3.04.005(B)(3).

2. Maximum height of accessory structures: Fifteen (15) feet.
- H. **Maximum Building Bulk.** Any properties abutting a single-family residential zone shall comply with the R-1 building bulk standards (pursuant to Subsection 11.3.03.005(C) along the common boundary.
- I. **Refuse/Recycling.** Refuse and recycling requirements and development standards shall be as provided for in Chapter 11.5.08 (Refuse and Recycling Storage Areas).
- J. **Fences and Walls.**
1. **Street-fronting fences and walls.** No fence or wall within a required street-facing setback area shall exceed a height of forty-two (42) inches above adjacent grade on the street side; except that a maximum of six (6) feet may be allowed where the fence or wall is of a design that creates at least eighty (80) percent open work above forty-two (42) inches in height (e.g., wrought iron fencing with vertical bars spaced at least four (4) inches apart).
 2. **Interior and rear fences and walls.** No fence or wall shall exceed a height of six (6) feet within the required rear and interior side yard setbacks as measured from directly adjacent lowest grade as measured along a vertical axis, except as provided in Subsection (3) below.
 3. **Adjacent to single-family residential.** Where a project abuts a single-family residential zone, an eight (8) foot high screening wall, of solid concrete, brick, or stone, is required. The wall shall be of finished appearance on both sides. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting single-family residential front or side street yard setback area(s). The Planning Commission may modify or waive wall requirements after notification and an opportunity to be heard has been given to affected property owners of the proposed modification or waiver.
- K. **Residential Amenities.** Multifamily development shall provide the following amenities, in addition to any regulations otherwise required by this Section:
1. **Laundry facilities.** Laundry facilities shall be provided to serve all residential dwelling units on a lot. Such laundry facilities, constituting washer and dryer appliances connected to utilities, shall be provided in the individual dwelling units where there are three (3) or fewer dwelling units on a lot. Where there are more than three (3) dwelling units on a lot, laundry facilities shall either be provided in the individual dwelling units or in a common laundry room. A common laundry room shall be in a convenient location that is only accessible to the residents and shall have at least one (1) washer and one (1) dryer for each ten (10) dwelling units or fraction thereof, maintained in operable condition. More than one (1) common laundry room may be provided to meet this requirement.
 2. **Storage space.** A minimum of ninety (90) cubic feet of private storage space (in cabinets or closets) shall be provided for each residential dwelling unit. Such private storage space shall be fully enclosed and lockable and shall be located in close proximity to the respective units or within the parking area serving the respective units.
- L. **Lighting.** Lighting requirements shall be as provided for in Chapter 11.5.06 (Outdoor Lighting Standards).

- M. **Covenants, Conditions, and Restrictions.** The City reserves the right to be a party to the covenants, conditions, and restrictions.

§11.3.04.005 R-3 Design Guidelines.

All new projects in the R-3 zone, other than single-family residences, should comply with the design guidelines in this Section and any other guidelines in the Zoning Code to which the proposed development is otherwise subject. Any departure from these guidelines should be utilized to effectively achieve quality and compatibility with the surrounding neighborhoods, to the satisfaction of the Design Commission.

- A. **Design Review Required.** All new development within the R-3 zone requires Design Review by the Design Commission pursuant to Chapter 11.6.14 (Design Review).
- B. **Architectural Design Guidelines.** The following architectural design guidelines apply to all projects under this Chapter other than single-family residential projects.
1. **General.** Architectural features should be internally consistent, complement the character of the surrounding uses, and be compatible with the design, quality, and scale of buildings in the area.
 2. **Multiple buildings.** When multiple buildings are proposed, developers are encouraged to vary the building orientations along the street(s) in order to provide a variety of views, provide opportunities for landscaping and open areas, and provide interest in the relationship of the buildings to one another. Although the buildings can be varied in their orientation, street scenes may be unified and articulated through the use of style, similar forms, roof systems, details, and architectural materials.
 3. **Architectural extensions.** Architectural extensions to a maximum height of forty (40) feet above grade and up to twenty (20) feet in width or depth may be allowed. Such extensions are best used in meaningful locations, such as street corners, major building corners, entries and vertical circulation elements. Architectural extensions shall not be used for inhabited floor area above the topmost story of the attached unit.
 4. **Roof materials.** Glossy roofing materials are prohibited from public view.
 5. **Parapets.** Where a parapet has its thickness exposed to view, as when it is stepped or gabled, each visible side should be made to appear substantial.
 6. **Façade elements.** Carefully detailed elements, such as deep openings, reveals, shadow lines, articulation of edges and surface breaks, and pilasters, are encouraged, with emphasis given to the tops of buildings through cornice or eave treatments. Alcoves, benches, gates, sconces, wall fountains, and such features are encouraged as façade elements.
 7. **Modulation.** An additional setback of at least eight (8) feet extending at least twenty (20) feet should be provided for each eighty (80) feet of building frontage.

8. **Entry articulation.** Entries should be the focus of the architecture of their respective elevations. Landscaping, hardscaping, and architecture should be integrated to feature entries as dominant elements of the design. For this reason, porches may encroach in the front and side setbacks as provided for in Subsection 11.3.04.004(C)(1)(f).
 9. **Balconies.** Balconies are encouraged as amenities to the units and enhancing elements within the building façades; provided, that:
 - a. The balconies are provided with a level of detailing, such as molding and reveals appropriate to their visibility.
 - b. Where balconies are used, they are integrated into the overall design of the building without becoming the dominant element of the architecture. This integration should include expression of vertical alignment through articulated vertical connecting elements such as reveals, columns, or pilasters.
 - c. Any scuppers and dividing panels are integrated with the balcony design.
 - d. Adequate privacy is provided.
 10. **Exterior stairs.** An enclosure or a landscaping barrier should be provided wherever there is less than seven (7) feet vertical clearance below the stairs.
 11. **Color.** Light reflectance value should not exceed eighty (80) percent for walls or fifty (50) percent for visible roofs.
 12. **Screening.**
 - a. Where balconies at or above the second story overlook yards of abutting residential properties or parking areas, effective landscaping screening should be provided.
 - b. Trellises or canopy structures are recommended for privacy where higher units overlook private open space.
- C. **Landscaping Design Guidelines.** The following guidelines for landscaping of multifamily developments apply to all projects under this Chapter other than single-family residential projects.
1. The selection and arrangement of plant materials should landscape the open space to support recreation activities appropriate to the density and type of the residential development.
 2. The augmentation of open space by retaining unfenced or unimpeded areas to the adjoining property is encouraged where adjacent developments are of similar density or character. Otherwise, a landscaping buffer or decorative wall barrier shall be provided within five (5) feet of any property line on all sides abutting adjacent developments. The buffer shall be six (6) feet high in all areas except the front setback, where its maximum height shall be three feet six inches (3'-6").
 3. The plant palette should be consistent with the objectives of:

- a. Compatibility with surrounding plantings where desirable;
- b. Drought tolerance; and
- c. Concentration of plants with similar watering requirements.

4. **Trees.**

- a. *Maturity.* Sizes and quantities of new trees and existing trees to remain should maximize retention and planting of mature trees, with a guideline of twenty-five (25) percent of the new and existing trees to be either mature or of minimum thirty-six (36) inch box size at planting.
- b. *Height and canopy.* At least one (1) tree should be capable of attaining at maturity the combined height-and-canopy measures of one hundred twenty (120) feet.
- c. *Rooting.* A minimum of fifty (50) percent of the required trees should be planted in the ground.
- d. *View preservation.* Landscaping height at maturity should be consistent with preservation of neighbors' views.

D. **Slope Factor Guideline.** As average lot slope increases, lowered allowable density, lot coverage, and floor area ratio should be considered per the slope factor as defined in Chapter 11.8.01 (Definitions). This applicable slope factor determines the effective guideline for each criterion as follows:

1. **Minimum lot size and dwelling units per acre guideline:** Underlying number of units per acre, divided by slope factor;
2. **Allowable lot coverage or floor ratio:** Underlying standard by site size, multiplied by site size, multiplied by slope factor.

Chapter 11.3.05 Residential Planned Development (RPD)

§11.3.05.001 Purpose.

This Chapter establishes the Residential Planned Development (RPD) zone, which is intended to allow for a specially tailored mix of residential and compatible recreational and open space uses, development standards, and/or design guidelines for the accompanying residential project that otherwise may not be permitted with strict adherence to the base zone. The RPD zone is intended to implement and be consistent with the General Plan designation of the accompanying project by providing opportunities for design flexibility, while maintaining high quality residential development for site where tailored development regulations, site design, and design guidelines can:

- A. Achieve enhanced compatibility with adjacent uses and/or enhanced sensitivity to neighborhood character;
- B. Preserve or protect desirable site characteristics and/or natural and aesthetic resources and mitigate natural and/or manmade hazards, as identified in the General Plan;
- C. Assure that sufficient allocation and improvement of open space is provided for both private and common areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;
- D. Encourage the preservation of serviceable existing structures of historic value or aesthetic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and/or
- E. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

§11.3.05.002 Adoption of an RPD Zone and Accompanying RPD Plan.

- A. **Initiation.** An amendment to reclassify property to an RPD zone or to amend an existing RPD zone shall be initiated in compliance with Chapter 11.6.12 (Amendments of General Plan, Zoning Code, and Zoning Map).
- B. **Minimum Lot Area.** Establishment of a new RPD zone shall be allowed only for lots of one-half acre (twenty-one thousand seven hundred eighty (21,780) square feet) or larger, provided that the site may thereafter be subdivided in compliance with an approved RPD Plan. RPD zoned lots created as a result of the implementation of this Section are not subject to the one-half acre minimum.
- C. **RPD Plan Required.** The rezoning of a site to the RPD zone shall require the simultaneous approval of an RPD Plan in compliance with Subsection (G) of this Section.

D. Land Uses Permitted.

1. **Density.** The density of a residential development under an RPD Plan shall not exceed the density allowed in the Land Use Element of the General Plan for the subject site, unless the project is complying with the density bonus provisions of Chapter 11.5.01.
2. **Uses where specific regulations are adopted.** In an RPD ordinance adopted under this Chapter, the RPD Plan shall specify the uses permitted and the uses conditionally permitted, if any. In an RPD zone where use regulations have been established, the uses permitted are those uses authorized by the RPD Plan.
3. **Uses where no specific regulations are yet adopted.** In an RPD zone where no specific use regulations have been established, the uses permitted are those permitted in the R-1-5,000 zone.
4. **Consistency required.** Any permitted or conditionally permitted use authorized by this Subsection may be included in an approved RPD Plan, but only when it is deemed consistent with the General Plan and any applicable Specific Plan.

E. Development Standards.

1. The RPD Plan shall provide development standards, including lot sizes, setbacks, lot coverage, height of structures, total floor and roofed area, fences and walls, and open space requirements.
2. All development in an RPD zone shall comply with Part 5 (General Regulations).
3. Development standards shall not include exceptions to other non-zoning requirements in the LCFMC (such as street, storm drain, or other utility standards), unless the other non-zoning Code section authorizes such an exception.
4. Any development regulation not specified in the RPD Plan shall comply with the development standards required for the R-1-5,000 zone.
5. Within an RPD Zone, single-family detached, single-family attached, duplex, and multifamily dwellings in a range of configurations may be permitted. In addition to standard subdivisions, these configurations may include, but are not limited to, alley-loaded, cluster, or courtyard site plans, or small-lot development, or other similar configurations designed to achieve the Purpose (Section 11.3.05.001) of this Chapter.

F. Design Guidelines.

1. Design guidelines shall be provided by the RPD Plan, including, but not necessarily limited to, the following:
 - a. *Architectural design guidelines.*
 - b. *Landscaping and open space design guidelines.*

- c. *Slope factor guideline.* As average lot slope increases, lowered allowable density, lot coverage, and floor area ratio should be considered per the slope factor as defined in Chapter 11.8.01 (Definitions). This applicable slope factor determines the effective guideline for each criterion as follows:
 - i. Minimum lot size and dwelling units per acre guideline: Underlying number of units per acre, divided by slope factor;
 - ii. Allowable lot coverage or floor ratio: Underlying standard by site size, multiplied by site size, multiplied by slope factor.
- d. *Covenants, conditions, and restrictions.* The City reserves the right to be a party to the covenants, conditions and restrictions.

G. Decision-Making Authority Action.

1. Planning Commission.

- a. The Planning Commission shall consider an application for a zone change to an RPD zone in compliance with 11.6.12 (Amendments of General Plan, Zoning Code, and Zoning Map) and shall, at the same time, consider the proposed RPD Plan accompanying the application as provided for in Subsection (H) of this Section.
- b. A recommendation of the Planning Commission to rezone the subject property to an RPD zone shall be accompanied by a recommendation on the RPD Plan.

- 2. Design Commission.** The Design Commission shall consider and make a recommendation to the Council on the proposed design guidelines included in the RPD Plan as part of an application for a zone change to an RPD zone in compliance with 11.6.12 (Amendments of General Plan, Zoning Code, and Zoning Map).

- 3. City Council.** The Council shall consider the Design Commission's recommendation on the design guidelines and the Planning Commission's recommendation to rezone the subject property to an RPD zone and approve the RPD Plan in compliance with 11.6.12 (Amendments of General Plan, Zoning Code, and Zoning Map).

H. RPD Plan.

1. An RPD Plan shall be defined as the ordinance adopting the RPD zone.
2. An RPD Plan shall be effective on the same date as the effective date of the ordinance enacting the RPD zone for which it was approved, in accordance with Section 11.6.12.009.
3. An approved RPD Plan may specify a phased development program.

- I. Zoning Map Designation.** An RPD zone shall be noted by the designation "RPD," followed by the number of the RPD zone based on the order of adoption.

- J. **Location of RPD Plans.** A list of RPD Plans is contained in Appendix X. The file containing the approved RPD Plans, including the land use regulations and development standards, shall be maintained in the Planning Department, shall be available for review by the public, and shall be provided on the City's website.
- K. **Project evaluation.** Unless otherwise specified in an approved RPD Plan and/or this Chapter, land use and development on property within an RPD zone shall comply with land use and development permits and procedures in Part 6 of this Zoning Code.

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Chapter 11.3.06 Commercial Zones

§11.3.06.001 Purpose.

A. **General Purpose.** The purpose of this Chapter is to establish commercial zones and associated regulations to achieve the following:

1. Provide appropriately located areas consistent with the General Plan for a range of office, retail commercial, and service uses needed by residents of the City and its surrounding market area.
2. Strengthen the City's economic base while protecting small businesses that serve City residents.
3. Promote high standards of site planning, architecture, and landscape design for commercial development and ensure that the appearance and effects of commercial buildings and uses are compatible with the character of the area in which they are located.
4. Protect adjoining properties that are designated as residential in the General Plan from potential impacts from commercial development, such as noise, odors, pollution, dust, light, glare, unsightliness, and other nonresidential impacts associated with commercial operation.
5. Ensure sensitive transitions between commercial and residential land uses and other sensitive land uses.
6. Promote active transportation options (pedestrian, bicycle, and transit) through appropriate building and site design.
7. Minimize traffic congestion and avoid overloading of utilities by preventing construction of buildings of excessive size in relation to the amount of land available around them.

B. **Intent of Individual Commercial Zones.** The additional intent of each commercial zone are as follows:

1. **Commercial General (CG) Zone.** The CG zone is established to provide sites for the full range of retail and service uses determined to be suitable for location in La Cañada Flintridge, including uses not permitted in the CN and CO zones because of potential adverse impacts. The CG zone is consistent with the Commercial/Office land use designation of the General Plan. For property on Foothill Boulevard that is zoned CG, the CG zone also is consistent with and implements the policies of the West Gateway District as provided for in the Land Use Element of the City's General Plan. Additionally, the intent of the CG Zone is to:
 - a. Support sub-regional and local-serving commercial activities in the City;
 - b. Ensure that new development contributes to a village character; and
 - c. Improve the appearance of existing development, including building façades, parking facilities, and landscaping.

2. **Commercial Office (CO) Zone.** The CO zone is established to provide sites for stand-alone office uses and other compatible uses, including day care and private schools, of an appropriate scale and design to protect adjacent residentially zoned property from potential adverse impacts. The CO zone also is consistent with and implements the policies of the Link District as provided for in the Land Use Element of the City’s General Plan, which are intended to:
 - a. Ensure that conversion of single-family dwellings fronting Foothill Boulevard to commercial office and other allowable uses is compatible with and does not negatively impact existing residences; and
 - b. Ensure that new development blends in with the scale and character of the area.
3. **Commercial Neighborhood (CN) Zone.** The CN zone is established to provide sites for a mix of small, local, businesses serving the daily needs of City residents, of an appropriate scale and design to protect adjacent residentially zoned property from potential adverse impacts. The CN zone is consistent with the Commercial/Office land use designation of the General Plan. The CN district is also consistent with and implements the policies of the Old Town District as provided for in the Land Use Element of the City’s General Plan, which are intended to:
 - a. Preserve the historic character and identity of the Old Town District as a local-serving commercial area of smaller shops and offices; and
 - b. Maintain and enhance the existing walkable, small-scale, village-oriented atmosphere of the Old Town District.

§11.3.06.002 Applicability.

This Chapter shall be applicable to all buildings, development, and uses within the CG, CO, and CN zones.

§11.3.06.003 Commercial Uses and Permit Requirements.

- A. Table 11.3.02-1 identifies the uses of land allowed by this Zoning Code in the CG, CO, and CN zones and the land use permits required to establish each use, in compliance with Section 11.3.02.003.
- B. Commercial projects are subject to Design Review as provided in Chapter 11.6.14 (Design Review).
- C. Development in the CG, CO, and CN zones shall comply with all other permitting requirements identified in this Chapter and the Zoning Code.

§11.3.06.004 Commercial Zone (CG, CO, and CN) Development Standards.

The new development, design, construction, or establishment of land uses, and alterations to existing land uses, structures, and sites within the CG, CO, and CN commercial zones shall conform to the following regulations.

A. Zone-Specific Standards.

1. Table 11.3.06-1 prescribes development standards by each commercial zone (CG, CO, and CN).
2. Formula retail businesses or other similar uses which utilize fixed or standard building designs shall provide modified designs as necessary to conform to the standards and guidelines set forth in this Chapter.

Table 11.3.06-1: Commercial Zone Development Standards

| Commercial Zone Development Standards | | | |
|---|---|-----------------------|-----------------------|
| DEVELOPMENT STANDARDS ¹ | REQUIREMENT BY ZONE ² | | |
| | CG | CO | CN |
| Lot Area, Minimum^{3, 4} | | | |
| Minimum lot area | 5,000 ft ² | 5,000 ft ² | 5,000 ft ² |
| Floor Area Ratio (FAR), Maximum | | | |
| FAR maximum | 0.5 | 0.5 | 0.5 |
| Lot Coverage, Maximum⁵ | | | |
| • West Gateway District (Briggs Ave. to Leata Ln.) | 50% | N/A | N/A |
| • The Link District (Leata Ln. to Alta Canyada Rd.) | N/A | 50% | N/A |
| • Old Town District (Alta Canyada Rd. to La Cañada Blvd.) | N/A | N/A | 50% |
| • Other | 50% | N/A | N/A |
| Setbacks^{6,7,8} | | | |
| Front & exterior side yard setback: ^{9,10} | | | |
| • West Gateway District (Briggs Ave. to Leata Ln.) | Up to a 15 ft. average; at no point less than 5 ft. | N/A | N/A |

¹ Unless otherwise modified by other provisions of this Zoning Code.

² Property on Foothill Blvd. is subject to applicable zoning and General Plan provisions for the West Gateway, The Link, and Old Town Districts.

³ For newly created lots.

⁴ Individual condominium parcels shall not be deemed lots for the purposes of this requirement.

⁵ For the purposes of this section, lot coverage excludes a parking area or the portion of a parking structure with a roof which is (4) feet or more above natural grade and which is enclosed on not more than two sides. (NOTE TO PLANNING COMMISSION: Staff is recommending deletion of this standard because other development standards, such as height, already address the issue. Additionally, if we're trying to encourage new development, parking structures may be necessary, and we don't want to be punitive.)

⁶ When the front or exterior side lot line fronts on a primary, major, special major, collector, or residential collector roadway (as defined and depicted in the Circulation Element of the General Plan), the setback shall be measured from the lot line or the ultimate right-of-way, whichever is greater, to the nearest portion of the building.

⁷ For the purposes of this Table, roadway classifications for streets are defined in the Circulation Element of the General Plan; Districts are shown on Figure LUE-3 of the Land Use Element of the General Plan.

⁸ Setback areas shall be completely dedicated to landscaping, open space, and/or pedestrian areas, except for the minimum necessary driving aisles.

⁹ No surface or partially or totally above-grade structured parking shall be allowed within the front and exterior side yard setbacks, with the exception of driveways and ramps for parking areas. This provision shall not apply to fully subterranean structured parking.

¹⁰ For each two (2) feet of building height exceeding fifteen (15) feet, one (1) additional foot of setback shall be provided. No more than sixty (60) feet of wall length above the height of fifteen (15) feet is allowed within forty (40) feet of a front or exterior side property line.

| Commercial Zone Development Standards | | | |
|---|---|---|---|
| DEVELOPMENT STANDARDS¹ | REQUIREMENT BY ZONE² | | |
| | CG | CO | CN |
| • The Link District (Leata Ln. to Alta Canyonada Rd.) | N/A | 5 ft. average | N/A |
| • Old Town District (Alta Canyonada Rd. to La Cañada Blvd.) | N/A | N/A | 5 ft. average |
| • Other | Up to a 15 ft. average; at no point less than 5 ft. | N/A | N/A |
| Rear and interior side yard setback: | | | |
| • Adjacent to non-residential zones: | 5 ft. minimum at rear; no minimum at side | 5 ft. minimum at rear; no minimum at side | 5 ft. minimum at rear; no minimum at side |
| • Adjacent to residential zones or uses: | 15 ft. | 15 ft. | 15 ft. |
| Building Height, Maximum^{11,12,13} | | | |
| Principal building or structure | 28/35 ft. | 28/35 ft. | 28/35 ft. |
| Accessory building or structure | 15 ft. | 15 ft. | 15 ft. |
| Open Space Area | | | |
| Required open space: ^{14,15, 16} | | | |
| • West Gateway District (Briggs Ave. to Leata Ln.) | 10% of lot area minimum | N/A | N/A |
| • The Link District (Leata Ln. to Alta Canyonada Rd) | N/A | 10% of lot area minimum | Minimum |
| • Old Town District (Alta Canyonada Rd. to La Cañada Blvd.) | N/A | N/A | 5% of lot area |
| • Other | 10% of lot area minimum | 10% of lot area | N/A |
| Bonus Open Space Area: ¹⁷ | | | |

¹¹ Twenty-eight (28) feet: to the top of the building wall; 35 ft.: to highest point on the building. Height shall be measured from the lowest finished grade adjacent to or directly below the structure or building face except that fill exceeding 3 ft. shall be counted as part of the building height.

¹² Elevator towers and architectural extensions of up to fifty (50) feet in height are allowed for an area of up to ten (10) percent of a building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (20) percent of the corresponding building dimension.

¹³ Any project abutting an R-1 zone shall comply with R-1 building bulk limits along the common boundary.

¹⁴ Lots under five thousand (5,000) square feet in area are not required to meet the open space area standard.

¹⁵ Uncovered, roofed areas that are physically accessible to occupants/users and improved with vegetation and pedestrian-oriented hardscape may be counted as open space area.

¹⁶ Required setbacks, required landscaping areas within parking lots, and areas used for parking and/or vehicular access shall not be counted toward required open space.

¹⁷ Bonus Open Space Areas:

- a. Areas may be counted at one hundred twenty-five (125) percent of their actual area if they are:
 - i. Visible from the primary frontage street;
 - ii. Within one hundred (100) feet of the primary frontage street; and
 - iii. No more than fifty (50) percent of the lot frontage.
- b. Eligible areas include:
 - i. Pedestrian plazas;
 - ii. Courts; and
 - iii. Supporting landscaped areas outside of required setbacks.

Required setbacks, required landscaping areas within parking lots, and areas used for parking and/or vehicular access shall not be counted toward required open space.

B. Walls.

1. No wall within a required street-facing setback area shall exceed three feet six inches (3'-6") in height. Walls of less than two (2) feet in height, allowing for seating, are encouraged.
2. Where a project abuts a residential zone, a screening wall of solid concrete, brick, or stone, a minimum of six (6) feet high to a maximum of eight (8) feet high, is required. The wall shall be of finished appearance on both sides, and shall have any length exceeding twenty-five (25) feet broken up through landscaping, substantial reveals or pilasters, and/or by other means to the satisfaction of the decision-making authority. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting residential front or side street yard setback area(s). The decision-making authority may modify or waive wall requirements as a part of the applicable review process.

- C. Outdoor Merchandise Display.** Outdoor merchandise displays as provided for in Section 11.4.22.002 are subject to approval of a Zoning Clearance (Chapter 11.6.03) by the Director, based on submittal of a written description of the proposed display, a site plan, and a schedule.

§11.3.06.005 Design Guidelines for the CG, CO, and CN Zones.

The new development, design, construction, or establishment of land uses, and alterations, to the extent feasible, to existing land uses, structures, and sites within the commercial zones shall conform to the City's *Design Options Manual* as appropriate, the additional design guidelines in this Section, and any other guidelines in the Zoning Code to which the proposed development is otherwise subject. Any departure from these guidelines should be utilized to effectively achieve quality and compatibility with the surrounding neighborhoods.

- A. Design Review Required.** All new development within the commercial zones requires Design Review by the Design Commission pursuant to Chapter 11.6.14 (Design Review).
- B. Pedestrian, Bicycle, and Transit Oriented Design.** Pedestrian, bicycle, and transit-oriented design guidelines are intended to encourage buildings and sites to be designed to a human scale for convenient access, safety, and comfort of pedestrians between the site and adjacent land uses, public rights-of-way, and transit facilities, and to provide convenient access for bicyclists. In addition to the design guidelines in the *Design Options Manual*, all commercial development should incorporate the following design guidelines listed below to the extent feasible:
1. The site layout should cluster or otherwise locate tenant spaces and/or buildings on the site to promote linked trips via interconnected pedestrian pathways and promenades.
 2. The development should provide direct, convenient, and attractive pedestrian facilities that connect the tenant spaces and/or buildings within the development to each other.
 3. The development should provide pedestrian facilities, distinct from vehicle lanes, that provide connections through the development to the public street right-of-way. Proximity to transit facilities, such as bus stops, should be considered when locating the pedestrian facilities to facilitate direct and convenient access.

4. Plazas and/or pedestrian spaces should be provided with weather protection (e.g., awnings/canopies) and appropriate pedestrian amenities, such as outdoor seating, planters and landscaping, trash cans, public art, and enhanced paving.
5. The building(s) should have at least one (1) primary entrance that faces a street or that is directly accessed by a sidewalk or plaza within twenty (20) feet of the primary entrance.
6. Main building entrances should open directly to the outside.
7. Every building should have at least one (1) entrance that does not require passage through a parking lot or garage to gain access.
8. Corner buildings should have corner entrances whenever possible.
9. Windows or window displays should be provided along at least thirty (30) percent of the street-facing building façade(s).
10. Secure, conveniently located bicycle parking should be provided in proximity to the main building entrance(s) to ensure visibility, accessibility, and safety.

C. **Design for Security.** The following design guidelines are intended to encourage the use of design to minimize opportunities for crime and to increase public safety.

1. The proposed site layout, building, and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed to maximize the ability to see into and throughout the site to the extent feasible. Sight-obscuring shrubs and walls should be avoided, and the underside of tree canopies should be trimmed to six (6) feet or higher, except where necessary for buffering between non-commercial uses and adjacent lower density residential development.
2. The proposed site layout and building design should encourage activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining and public interaction.
3. Building entrances, parking areas, private and public open spaces, and pedestrian facilities should be accentuated with appropriate features such as landscaping, outdoor furniture, enhanced pavement, public art, and other similar amenities which draw attention to the area. Such features should be placed or designed in such a manner that the view into the area is not obscured.
4. The appropriate use of lighting, in conformance with Chapter 11.5.06 (Outdoor Lighting Standards), should be utilized to promote natural surveillance.

Chapter 11.3.07 Mixed Use (MU) Zone

§11.3.07.001 Purpose of Chapter.

The purpose of this Chapter is to establish development standards for mixed use projects that combine residential and nonresidential uses in the same building or building site area to achieve the following:

- A. Allow for greater flexibility in development alternatives, especially attractive, mixed income, higher density residential development, in appropriate areas of the city.
- B. Enhance and build upon the city's commercial/retail base.
- C. Integrate compatible residential and commercial uses and ensure the compatibility of mixed use projects with surrounding uses and development patterns.
- D. Encourage a variety of housing types and expand housing opportunities for all income groups within the city, including older people and young professionals.
- E. Provide housing options for residents of all income levels that allow residents to live near office, retail, and other nonresidential uses.
- F. Facilitate pedestrian and bicycle mobility and promote transit use.
- G. Promote the internal compatibility of each project's architecture, landscaping, and use of open space to achieve a high quality built environment.

§11.3.07.002 Allowed Uses and Permit Requirements.

- A. Table 11.3.02-1 identifies the uses of land allowed by this Zoning Code in the MU zone and the land use permits required to establish each use, in compliance with Section 11.3.02.003.
- B. All projects proposed for the MU zone are subject to Design Review as provided in Chapter 11.6.14 (Design Review).

§11.3.07.003 Mixed Use Development Standards.

The following standards shall apply to all development in the MU zone. Formula retail businesses or other similar uses which utilize fixed or standard building designs shall provide modified designs as necessary to conform to the standards and guidelines set forth in this Chapter.

- A. **Density.**
 - 1. For multifamily residential uses, the minimum density should be twenty (20) dwelling units per acre and the maximum density shall be thirty (30) dwelling units per acre.
 - 2. See Chapter 11.5.01 for maximum density consistent with State Affordable Housing Bonus Law (California Government Code Section 65915).

- B. **Floor Area Ratio.** The maximum floor area ratio for a mixed use development project is 1.3. A minimum of thirty (30) percent of a project's floor area shall be developed and maintained with nonresidential uses.
- C. **Minimum Lot Area.** Minimum area for newly created MU lots shall be five thousand (5,000) square feet. Individual condominium parcels shall not be deemed lots for the purposes of this requirement.
- D. **Lot Coverage.** The maximum lot coverage for projects in the MU zone shall be eighty percent (80%). For the purposes of this Section, building area includes all enclosed roofed areas, and all stand-alone parking structures. Parking structures that are below the portion of the building containing the allowable mixed uses do not count toward lot coverage.
- E. **First Story Uses.**
1. Only nonresidential uses are permitted on the first story of buildings fronting a primary street as identified in the Circulation Element of the General Plan. Residential uses are permitted on the first story of buildings fronting other streets, including internal streets and driveways.
 2. Main entrances to first story, nonresidential uses shall be located on primary streets.
- F. **Setbacks.**
1. The setbacks in the MU zone shall comply with the setback requirements in Table 11.3.06-1 (Commercial Zone Development Standards), except as otherwise provided for in this Subsection.
 2. No wall or architectural feature shall project beyond first story setbacks except balconies and bay windows, but in no case shall they extend into any public right-of-way.
 3. Front and exterior setbacks shall only be used for landscaping, outdoor merchandise display, outdoor dining, and active pedestrian uses such as plazas, entries, or seating.
 4. Open air setbacks may be permitted for first story, nonresidential uses to allow for outdoor use such as outdoor dining, merchandise display, or entry forecourts. Projects incorporating open air setbacks shall include elements defining the wall plane at the edge of the front property line.
 5. A first story porch, uncovered, or covered and open on three (3) sides, may encroach into the front or side setbacks by up to ten (10) feet, but in no case shall it extend into any public right-of-way.
 6. Any project abutting a single-family residential zone shall comply with R-1 building bulk limits along the common boundary.
 7. Exceptions to Subsection (F) of this Section:
 - a. Footings and public utility vaults if fully subterranean.

- b. Subterranean parking garages may extend to the property lines, including equipment, service, utility, and storage areas, provided such areas do not have any door, window, or other opening to the outside along the street property line.

G. Height.

1. With the exception of elevator towers and architectural extensions allowed per Subsection (2) of this subsection, no building shall exceed three (3) stories or thirty-five (35) feet to the highest point on the building or thirty (30) feet to the top of the building wall.
2. Elevator towers and architectural extensions of up to fifty (50) feet in height are allowed for an area of up to ten (10) percent of a building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (20) percent of the corresponding building dimension.
3. No accessory structure shall exceed fifteen (15) feet to the highest point on the structure, except that the provisions of Subsection (1) of this Subsection shall apply to stand-alone parking structures.
4. Height shall be measured from the nearest adjacent finished grade, except that fill exceeding three (3) feet shall be counted as part of the building height.

- H. Open Space.** A minimum open space of one hundred and twenty (120) square feet shall be provided per dwelling unit. Outdoor space may be provided as common and/or private space. Any common outdoor space provided to meet the required open space standard shall have minimum level surface dimensions of twenty (15) feet and a minimum area of four hundred (400) square feet.

I. Walls.

1. No wall within a required street-facing setback area shall exceed three feet six inches (3'-6") in height. Walls of less than two (2) feet in height, allowing for seating, are encouraged.
2. Where a project abuts a residential zone, a screening wall of solid concrete, brick, or stone, a minimum of six (6) feet high to a maximum of eight (8) feet high, is required. The wall shall be of finished appearance on both sides, and shall have any length exceeding twenty-five (25) feet broken up through landscaping, substantial reveals or pilasters, and/or other means. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting residential front or side street yard setback area(s). The decision-making authority may modify or waive wall requirements through the appropriate review process.

- J. Outdoor Merchandise Display.** Outdoor merchandise displays as provided for in Chapter 11.4.22 (Outdoor Display and Activities in Nonresidential Zones) may be allowed with a Zoning Clearance, based on submittal of a written description of the proposed display, a site plan, and a schedule.

- K. **Distance Between Buildings.** A minimum distance of ten (10) feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any one (1) dwelling unit may not face the windows or window/doors of any other dwelling unit unless separated by a distance of ten (10) or more feet except where the angle between the wall of the separate dwelling units is ninety (90) degrees or more. Walls parallel to each other shall be considered to be at a zero (0) degree angle.
- L. **Residential Amenities.** Mixed use development shall provide the following amenities for the residential component of the project, in addition to any regulations otherwise required by this Section:
1. **Laundry facilities.** Laundry facilities shall be provided to serve all residential dwelling units on a lot. Such laundry facilities, constituting washer and dryer appliances connected to utilities, shall be provided in the individual dwelling units where there are three (3) or fewer dwelling units on a lot. Where there are more than three (3) dwelling units on a lot, laundry facilities shall either be provided in the individual dwelling units or in a common laundry room. A common laundry room shall be in a convenient location that is only accessible to the residents, and shall have at least one (1) washer and one (1) dryer for each ten (10) dwelling units, maintained in operable condition. More than one (1) common laundry room may be provided to satisfy this requirement.
 2. **Storage space.** A minimum of ninety (90) cubic feet of private storage space (in cabinets or closets) shall be provided for each residential dwelling unit. Such private storage space shall be fully enclosed and lockable, and shall be located in close proximity to the respective units or within the parking area serving the respective units.

§11.3.07.004 Design Guidelines for the MU Zone.

The new development, design, construction, or establishment of land uses, and alterations, to the extent feasible, to existing land uses, structures, and sites within the mixed use zone shall conform to the City's *Design Options Manual*, the additional design guidelines in this Section, and any other guidelines in the Zoning Code, to which the proposed development is otherwise subject. Formula retail stores or other similar uses which utilize fixed or standard building designs shall provide modified designs as necessary to conform to the standards and guidelines set forth in this Chapter. Any departure from these guidelines should be utilized to effectively achieve quality and compatibility with the surrounding neighborhoods.

- A. **Design Review Required.** All development within the mixed use zone requires Design Review by the Design Commission pursuant to Chapter 11.6.14.
- B. **Pedestrian, Bicycle, and Transit Oriented Design.** Pedestrian, bicycle, and transit-oriented design guidelines are intended to encourage buildings and sites to be designed to a human scale for convenient access, safety, and comfort of pedestrians between the site and adjacent land uses, public rights-of-way, and transit facilities, and to provide convenient access for bicyclists. In addition to the design guidelines in the *Design Options Manual*, all mixed development should incorporate the following design guidelines listed below to the extent feasible:
1. The site layout should cluster or otherwise locate tenant spaces and/or buildings on the site to promote linked trips via interconnected pedestrian pathways and promenades.

2. The development should provide direct, convenient, and attractive pedestrian facilities that connect the tenant spaces and/or buildings within the development to each other.
 3. The building(s) should have at least one (1) primary entrance that faces a public street or that is directly accessed by a sidewalk or plaza within twenty (20) feet of the primary entrance. Corner buildings should have corner entrances whenever possible. Main building entrances should open directly to the outside. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses. Every building should have at least one (1) entrance that does not require passage through a parking lot or garage to gain access.
 4. The development should provide pedestrian facilities, distinct from vehicle lanes, that provide connections through the development to the public street right-of-way. Proximity to transit facilities, such as bus stops, should be considered when locating the pedestrian facilities to facilitate direct and convenient access.
 5. Plazas and/or pedestrian spaces should be provided with weather protection (e.g., awnings/canopies) and appropriate pedestrian amenities, such as outdoor seating, planters and landscaping, trash cans, public art, and enhanced paving.
 6. A minimum of sixty percent (60%) of the first story street-facing building façade between two (2) and eight (8) feet in height should be comprised of clear windows that allow views of indoor space or product display areas.
 7. Secure, conveniently located bicycle parking should be provided in proximity to the main building entrance(s) to ensure visibility, accessibility, and safety.
- C. **Residential Component of Mixed Use Development.** The following design guidelines apply to the residential component of a mixed use development to promote privacy and security.
1. Residential uses may be located in a separate building, or in mixed configurations with commercial uses in the same structure.
 2. Access to the residential use should be located separately from the main commercial portions of the mixed use development, in a quieter portion of the project.
- D. **Design for Security.** The following design guidelines are intended to encourage the use of design to minimize opportunities for crime and to increase public safety.
1. The proposed site layout, building, and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed to maximize the ability to see into and throughout the site to the extent feasible. Sight-obscuring shrubs and walls should be avoided, and the underside of tree canopies should be trimmed to six (6) feet or higher, except where necessary for buffering between non-commercial uses and adjacent lower density residential development.

2. The proposed site layout and building design should encourage activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining and public interaction.
3. Building entrances, parking areas, private and public open spaces, and pedestrian facilities should be accentuated with appropriate features such as landscaping, outdoor furniture, enhanced pavement, public art, and other similar amenities which draw attention to the area. Such features should be placed or designed in such a manner that the view into the area is not obscured.
4. The appropriate use of lighting, in conformance with Chapter 11.5.06 (Outdoor Lighting Standards), should be utilized to promote natural surveillance.

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Chapter 11.3.08 Special Purpose Zones

§11.3.08.001 Purpose of Chapter.

This Chapter provides regulations for Special Purpose zones established by Chapter 11.3.01 (Establishment of Zones and Zoning Map) to achieve the following:

- A. Provide appropriately located areas within the City for public, semi-public, open space, and recreation uses, which are necessary for an enhanced quality of life in the community and to protect the public health, safety, and general welfare of the community, as expressed in the General Plan.
- B. Protect properties zoned residential from noise, vehicular traffic, and other environmental effects associated with special purposes uses.
- C. Promote high standards of site planning, architecture, landscaping, and sustainable development practices for special purpose uses and developments within the City.

§11.3.08.002 Intent of Individual Special Purpose Zones.

The intent of the individual special purpose zones and the manner in which they are applied are as follows.

- A. **Public and Semi-Public (P-SP) Zone.** The P-SP zone is intended to provide appropriately located areas within the City for uses that are subject to public oversight and control or that function in a public or semi-public manner, and/or that may not be appropriate in other base zoning districts.
- B. **Open Space (OS) Zone.** The OS zone is intended to achieve the following purposes:
 1. Provide appropriately located areas within the City to preserve and protect open space, natural physical features, the City's undeveloped hillside, and resources of scenic, geologic, historic, and cultural value in accordance with the General Plan of the City; and
 2. Provide low-intensity public recreation opportunities with limited improvements, such as equestrian, hiking, and biking trails and associated staging and parking areas, which are compatible with the General Plan goals of preservation and protection of natural, scenic, geologic, historic, and cultural resources.
- C. **Parks and Recreation (PR) Zone.** The (PR) zone is intended to achieve the following purposes:
 1. Provide appropriately located areas within the City for public and private active recreational uses; and
 2. Implement the City's recreational trail system in accordance with the General Plan of the City and the Trails Master Plan.

§11.3.08.003 Land Uses and Permit Requirements.

Table 11.3.02-1 identifies the uses of land allowed by this Zoning Code in the special purpose zones and the land use permits required to establish each use, in compliance with Section 11.3.02.003 (Allowable Land Uses and Permit Requirements).

§11.3.08.004 Special Purpose General Development Standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures in all special purpose zones shall be designed, constructed, and/or established in compliance with the requirements in Table 11.3.08-1, the regulations in Part 4 (Special Regulations) and Part 5 (General Regulations), and all other applicable requirements of this Zoning Code. Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Code.

Table 11.3.08-1: Development Standards: Special Purpose Zones

| Development Standards: Special Purpose Zones | | | |
|--|-------------------------------------|---------------------------|---------------------------|
| DEVELOPMENT STANDARDS | REQUIREMENTS BY ZONE | | |
| | P-SP | OS | PR |
| Setbacks^{1,2} | | | |
| Front setback | 10 ft. minimum, with 20 ft. average | See Footnote ³ | See Footnote ³ |
| Interior side setback | 10 ft. | See Footnote ³ | See Footnote ³ |
| Exterior side setback | 10 ft. minimum, with 20 ft. average | See Footnote ³ | See Footnote ³ |
| Rear Setback | 10 ft. minimum, with 20 ft. average | See Footnote ³ | See Footnote ³ |
| Building Height^{4,5,6} | | | |
| Primary building or structure | 35 ft. ⁷ | 15 ft. | 28 ft. |
| Accessory building or structure | 35 ft. ⁷ | 15 ft. | 15 ft. |
| Floor Area Ratio (FAR)⁸ | | | |
| Maximum FAR | 0.35 | N/A | 0.35 |
| Walls | | | |
| When required | See Footnote ⁹ | See Footnote ⁹ | See Footnote ⁹ |

¹ Setback areas shall be completely dedicated to landscaping or natural open space, except for the minimum necessary drive aisles.

² When adjacent to a residential zone, no play or sports equipment or courts or driving ranges shall be located within any required setback; golf courses are exempt from this requirement.

³ Properties shall be subject to the setbacks of the most restrictive adjoining zone.

⁴ In all cases, height shall be measured from the lowest finished grade adjacent to or directly below the structure or building face.

⁵ Elevator towers are exempt from the building height standard.

⁶ Any project abutting a single-family residential (R-1) zoning district shall comply with R-1 building bulk standards as provided for in Subsection 11.3.03.005(C).

⁷ In the P-SP zone, architectural extensions (including steeples, bell/carillon towers, and other similar non-habitable structures on religious buildings) up to a maximum height of fifty (50) feet are allowed for an area of up to ten (10) percent of a building's floor area, provided that the horizontal dimension of each individual extension does not exceed twenty (20) percent of the corresponding building dimension.

⁸ Maximum FAR may be averaged across multiple parcels for one project to accommodate campus-type development with approval of a Master Conditional Use Permit pursuant to Section 11.6.09.005.

⁹ Where a project abuts a residential zone, a screening wall of solid concrete, brick, or stone, a minimum of six (6) feet to a maximum of eight (8) feet high, is required. The wall shall be of finished appearance on both sides, and shall have any length exceeding twenty-five (25) feet broken up through landscaping, substantial reveals or pilasters, and/or by other means to the satisfaction of the Director. The wall shall be stepped down to a height not to exceed forty-two (42) inches when it is located within the extension of an abutting residential front or side street yard setback area(s). The decision-making authority may modify or waive wall requirements as a part of the applicable review process.

Chapter 11.3.09 Emergency Shelter (ES) Overlay Zone

§11.3.09.001 Purpose.

This Chapter establishes the emergency shelter (ES) overlay zone, the purpose of which is to achieve the following:

- A. Provide for areas within the commercial zones where emergency shelter facilities, in accordance with Government Code Section 65583, are allowed without a Conditional Use Permit or other discretionary permit.
- B. Establish designated boundaries in appropriately located commercially zoned areas to maximize the potential for provision of emergency shelter facilities in the City.
- C. Permit emergency shelter uses in areas that have a realistic potential for development or reuse opportunities for emergency shelter facilities.

§11.3.09.002 Applicability.

The ES overlay zone shall apply to certain areas in the Commercial General (CG), Commercial Neighborhood (CN), and Commercial Office (CO) zones as specified on the Zoning Map and available in the Community Development Department. All land use regulations and development standards for commercial uses as specified in Table 11.3.02-1 and Chapter 11.3.06 (Commercial Zones) shall remain in effect. The effect of the ES overlay zone shall be to define the area of applicability within the CG, CN, and CO zones where emergency shelter facilities shall be permitted with a Zoning Clearance, in compliance with the development standards for emergency shelters as specified in Chapter 11.4.13 (Emergency Shelter Facilities).

§11.3.09.003 General Provisions.

- A. Emergency shelters located in the ES overlay zone shall be developed and operated according to the land use regulations, development standards, and design guidelines for the CG, CN, and CO zones, as applicable, as well as Chapter 11.4.13 (Emergency Shelter Facilities).
- B. In accordance with Government Code Section 65583(4), one (1) emergency shelter is permitted by right in the City upon approval of a special permit (Emergency Shelter Facilities Permit) as specified in Table 11.3.02-1 and as provided for in Chapter 11.4.13 (Emergency Shelter Facilities). Additional emergency shelters beyond those necessary to meet the needs of the city's homeless population, as required by State law, would require a conditional use permit (CUP) as specified in Table 11.3.02-1.