

Multifamily (R-3) Residential Zoning Code Update

The City's updated Zoning Code includes revised standards for areas zoned Multifamily (R-3) Residential.

5 Things to Know

- 1 The maximum building height, setbacks and allowable floor area are not changing from the development standards adopted in 2023.
- 2 Minimum lot width and depth dimensions are included for the first time, but only apply to the creation of new lots.
- 3 Allowable uses within R-3 Multifamily residential zone are not changing.
- 4 Depending on the location or income mix of new developments, the R-3 development standards may be modified by other chapters, such as Density Bonus Agreements or the Housing Element Implementation Overlay Zone.
- 5 New standards for outdoor lighting and loading zones will apply.

What this means

The Multifamily (R-3) Residential zone development standards were significantly amended in 2023 to implement the 2021-2029 Housing Element. Those standards are largely unchanged. However, the new Outdoor Lighting Standards and revised Off Street Parking (including new loading requirements) will be applicable to new construction.



For more information, visit LCF.ca.gov/ZoningUpdate