



Residential Zones - Summary of Regulations

Effective 11/3/16
Revised 11/3/16

(this is only a summary, please read the adopted Planning Code Chapter 17 for the specific requirements which govern if there are any inconsistencies)

Zone	Minimum Lot Dimensions		Maximum Density		Minimum Setbacks				Max. Lot Coverage For 3 or More Units	Maximum Height for footprint slope of ≤ 20% (> 20% slope see other side)			Minimum Parking Section 17.116		Min Open Space Section 17.126				
	Minimum Lot Width ¹	Min Lot Area ¹	Permitted Density ²	Conditionally Permitted Density	Front ^{3,4}	Side ^{4,5}	Street Side ⁴	Rear ^{4,5}		Wall Primary Building	Pitched Roof Primary	Accessory Structures	Spaces per Unit	Spaces for Secondary Unit	Group per unit	Group with private substitution per unit			
Hillside Residential Chapter 17.13																			
RH-1	100 ft	43,560 sf	1 primary unit per lot plus a secondary unit	N/A	25 ft ⁶	6 ft/15% ^{7,8}	6 ft ^{7,9}	35 ft ¹⁰	N/A (Lot Coverage & FAR of 1-2 units see other side)	25 ft ¹¹	30 ft	15 ft	2	1	N/A	N/A			
RH-2	100 ft	25,000 sf			25 ft ⁶	6 ft/15% ^{7,8}	6 ft ^{7,9}	35 ft ¹⁰		25 ft ¹¹	30 ft	15 ft	2	1					
RH-3	90 ft	12,000 sf			20 ft ⁶	6 ft/10% ^{7,8}	6 ft ^{7,9}	25 ft ¹⁰		25 ft ¹¹	30 ft	15 ft	2	1					
RH-4	45 ft	6,500 sf or 8,000 sP ²			20 ft ⁶	5 ft/10% ^{7,8}	5 ft ^{7,9}	20 ft ¹⁰		25 ft ¹¹	30 ft	15 ft	2	1					
Detached Residential Chapter 17.15																			
RD-1	45 ft	5,000 sf	1 primary unit per lot plus a secondary unit	N/A	20 ft ⁶	5 ft/10% ^{7,8}	5 ft ^{7,9}	20 ft ¹⁰	N/A (Lot Coverage & FAR of 1-2 units see other side)	25 ft ¹¹	30 ft	15 ft	2	1	N/A	N/A			
RD-2	45 ft	5,000 sf		2 units on lots 6,000 sf or greater	20 ft ⁶	5 ft ⁷	5 ft ^{7,9}	15 ft	25 ft ¹¹	30 ft	15 ft	1.5	1	300 sf	100 sf				
Mixed Housing Type Chapter 17.17																			
RM-1	45 ft	5,000 sf	1 primary unit per lot plus a secondary unit	2 units on lots 4,000 sf or greater	20 ft ⁶	5 ft ⁷	5 ft ^{7,9}	15 ft	N/A (Lot Coverage & FAR of 1-2 units see other side)	25 ft ¹¹	30 ft	15 ft	1 ¹⁹	1	300 sf	100 sf			
RM-2	45 ft	5,000 sf	1 primary unit plus a secondary unit on lots <4,000 sf; 2 units on lots ≥ 4,000 sf	lots ≥ 4,000 sf, 3 or more units, 1 unit per 2,500 sf	20 ft ⁶	5 ft ⁷	5 ft ^{7,9}	15 ft	40% (Lot Coverage & FAR of 1-2 units see other side)	25 ft ^{11,13}	30 ft	15 ft	1 ¹⁹	1	300 sf	100 sf			
RM-3	25 ft	4,000 sf	1 primary unit plus a secondary unit on lots <4,000 sf; 2 units on lots ≥ 4,000 sf	lots ≥ 4,000 sf, 3 or more units, 1 unit per 1,500 sf	15 ft ⁶	4 ft ⁷	4 ft ^{7,9}	15 ft	50% (Lot Coverage & FAR of 1-2 units see other side)	30 ft	30 ft	15 ft	1 ¹⁹	1	200 sf	85 sf			
RM-4	25 ft	4,000 sf	1 primary unit plus a secondary unit on lots <4,000 sf; for 1 -4 units, 1 unit per 1,100 sf on lots ≥ 4,000 sf	lots ≥ 4,000 sf, 5 or more units, 1 unit per 1,100 sf	15 ft ⁶	4 ft ⁷	4 ft ^{7,9}	15 ft	N/A (Lot Coverage & FAR of 1-2 units see other side)	35 ft	35 ft	15 ft	1 ¹⁹	1	175 sf	70 sf			
Urban Residential Chapter 17.19																			
RU-1	25 ft	4,000 sf	1 unit per 1,100 sf	N/A	15 ft ⁶	4 ft	4 ft ¹⁴	15 ft	N/A	Maximum Height for all Slopes For Urban Residential			40 ft ¹⁵	40 ft	15 ft	1 ¹⁹	1	175 sf	50 sf
RU-2	25 ft	4,000 sf	1 unit or rooming unit per 800 sf	N/A	10 ft	4 ft	4 ft ¹⁴	15 ft		50 ft ^{15,16}	50 ft	15 ft	1 ¹⁹	1	175 sf	30 sf			
RU-3	25 ft	4,000 sf	1 unit or rooming unit per 450 sf	N/A	10 ft	0 ft ¹⁷	4 ft ¹⁴	15 ft		60 ft ^{15,16}	60 ft	15 ft	1 ¹⁹	1	150 sf	30 sf			
RU-4	25 ft	4,000 sf		N/A	5 ft	0 ft ¹⁷	0 ft ¹⁴	0/10/15 ft ¹⁸		See Table 17.19.04	See Table 17.19.04	See Table 17.19.04	1 ¹⁹	1	See Table 17.19.04	See Table 17.19.04			
RU-5	25 ft	4,000 sf	See Table 17.19.04	N/A	0 ft	0 ft ¹⁷	0 ft ¹⁴	0/10/15 ft ¹⁸		17.19.04	17.19.04	17.19.04	1 ¹⁹	1	17.19.04	See Table 17.19.04			

1. Prevalent lot width and size requirements also apply; see Sec 16.24.04(D).
 2. A Secondary Unit may be permitted when there is no more than one unit on a lot, subject to the provisions of Section 17.102.360.
 3. In all residential zones, the minimum front setback depth otherwise required by the applicable individual zone regulations shall be reduced to 5 ft on any lot with a street-to-setback gradient that exceeds 20%, provided, however, that the distance from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least 18 ft.
 4. Additional reduced side, and rear setbacks for smaller lots apply, see Tables 17.15.04, 17.17.04, 17.19.03 on reverse.
 5. See Section 17.108.080 for the required interior side and rear setback on a lot containing two or more living units and opposite a legally-required living room window.
 6. If adjacent lots abutting the side lot lines of the subject lot both contain principal Residential Facilities that have front setbacks with a depth of less than the required front setback, the minimum front setback may be reduced up to a line parallel to the front lot line of the principal Residential Facility on the adjacent lots having the deeper front setback depth. In the case of a corner lot or lot that has a vacant parcel next to it, this same principal may apply if the two lots adjacent to the corner lot or lot along its front lot line have less than the required front setback.
 7. If the total wall length within 10 ft of the side lot line exceeds 40 ft, then the building wall shall be articulated by at least one section of additional setback.
 8. The minimum interior side setback is the greater of the two listed setbacks. In the RH-4 Zone and RD-1 Zone if the lot is ≤ 20% footprint slope the side yard setback is always just 5 ft.
 9. Corner lot with a key lot: required street side setback is half the required front setback of the key lot.
 10. For lots which abut an adjoining rear setback, the minimum rear setback depth shall be increased by an additional ½ foot of rear setback depth for each additional one foot of lot depth over 100 ft, up to a maximum rear setback depth of 40 ft.

11. If at least 60% of the buildings in the immediate context are no more than one story in height, the maximum wall height shall be 15 ft within the front 12 ft of buildable area. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions.
 12. In the RH-4 Zone, for Subdivision Maps of 4 or fewer lots where each lot created has a buildable area slope of less than or equal to 20%, the minimum lot size is 6,500 sq ft. For Subdivision Maps where any one lot buildable area slope is greater than 20% or for Subdivision Maps of 5 or more lots, the minimum lot size is increased to 8,000 sq ft.
 13. In the RM-2 Zone, the max. pitched roof height may be increased to 35 ft and max. wall height may increase to 30 feet with a CUP. An increased wall height shall only be permitted in conjunction with a project with a pitched roof. In addition to the criteria contained in 17.136.050, any proposed increase in roof height must also meet the following use permit criteria:
 a.) The additional pitched roof height is required to accommodate a roof form that is consistent with the historic context in the neighborhood; and
 b.) In conjunction with an increased pitched roof height, the additional wall height is required to accommodate a wall height that is consistent with the historic context in the neighborhood.
 14. When the rear yard of a reversed corner lot abuts a key lot that is in an RH, RD, or RM zone or the RU-1 zone, the required street side yard setback in the rear 20 ft of the reversed corner lot is one-half of the minimum front yard required on the key lot.

15. Buildings in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones shall have a 30 ft maximum height at the setback line associated with any rear or interior side lot line that abut a lot in an RU-1 zone or an RH, RD, or RM zone; this maximum height may increase one foot for every foot of distance from this setback line.
 16. In the RU-2 and RU-3 zone, a building may only exceed 40 ft in height up to the maximum height if each portion above 40 ft is: Set back from the inner line of each of the minimum side setbacks, if any, required by Section 17.28.150(1) a minimum horizontal distance equal to one foot for each four feet by which it extends above the height of 40 ft; and Set back from the inner line of the minimum rear yard required by Section 17.28.150D a minimum horizontal distance equal to one foot for each two feet by which it extends above the height of 40 ft, provided, however, that such setback from the inner line of the minimum rear yard need not exceed 40 ft.
 17. Wherever an interior side lot line of any lot located in the RU-3, RU-4, or RU-5 zone abuts an interior side lot line of any lot located in an RH or RD zone, the setback of the abutting portion of its side lot line is 10 ft. In the case where an interior side lot line of any lot located in the RU-3, RU-4, or RU-5 zone abuts an interior side lot line in an RM zone, the setback of the abutting portion of its side lot line is 5 ft. In the case where an interior side lot line in an RU-3, RU-4, or RU-5 lot abuts a side yard of an RU-1 or RU-2 lot, a side setback of 4 ft is required.
 18. When a rear lot line in the RU-4 or RU-5 Zones is adjacent to an RH, RD, or RM Zone, the required rear setback for both Residential and Nonresidential Facilities is ten feet if the lot depth is 100 feet or less and fifteen feet if the lot depth is more than one hundred (100) feet. When a rear lot line of a lot in these zones is not adjacent to an RH, RD, or RM Zone, the required rear setback is ten feet for Residential Facilities and there is no required setback for Nonresidential Facilities.
 19. See 17.116.110 for reductions to parking requirements for senior housing, affordable housing, developments with 10 or more units, shared parking, and developments in municipal parking districts.

Floor Area Ratio (FAR) and Lot Coverage Regulations for One and Two-Family Dwelling Units Only Table 17.13.04 RH Zone, 17.15.05 RD Zone, and 17.17.05 RM Zone						
Regulations	Lot Size in Square Feet					Additional Regulations
	< 5,000	≥ 5,000 and < 12,000	≥12,000 and < 25,000	≥ 25,000 and <43,560	≥ 43,560	
Max FAR	0.55	0.50	0.45	0.35	0.25	1, 2
Max Lot Coverage (%)	40%	40%	30%	20%	15%	2, 3

1. FAR applies to all lots in the RH zones. FAR in zones RD and RM only apply to lots that have a footprint slope of greater than 20%. Lots less than 5,000 sq ft may have a dwelling with a minimum of 2,000 sq ft of floor area, regardless of FAR listed.
2. Regulation does not apply in the RM-C Combining zone.
3. Lots less than 5,000 square feet may have a lot coverage of up to 2,000 square feet regardless of lot coverage percentage (%) listed.

Height Regulations for all Lots With a Footprint Slope of >20% Table 17.13.05 RH Zone, 17.15.06 RD Zone, and 17.17.06 RM Zone					
Regulation	Downslope Lot Height Regulations With a Footprint Slope of:			Upslope Lot Height Regulations With a Footprint Slope of:	Additional Regulations
	> 20% and ≤ 40%	> 40% and ≤ 60%	> 60%	> 20%	
Maximum Height for Detached Accessory Structures	15 ft	15 ft	15 ft	15 ft	1
Maximum Wall Height Primary Building	32 ft	34 ft	36 ft	32 ft	1, 2
Maximum Wall Height Primary Building with a CUP	36 ft	38 ft	40 ft	35 ft	1
Maximum Pitched Roof Height Primary Building	36 ft	38 ft	40 ft	35 ft	1, 2
Maximum Height Above Edge of Pavement	18 ft	18 ft	18 ft	N/A	1, 3
Maximum Height Above the Ground Elevation at the Rear Setback Line	N/A	N/A	N/A	24 ft	1
Maximum Height from Grade Within 20' of the Front Property Line	N/A	N/A	N/A	24 ft	1

1. See Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.
2. On a downslope lot greater than forty (40) percent footprint slope, the rear wall of an attached garage or carport may exceed the wall height and roof height by five (5) feet, but may not exceed eighteen (18) feet above ground elevation at edge of pavement, if the garage or carport conforms with all of the following criteria:
a.) maximum width is 22 ft and maximum depth is 20 ft; and
b.) garage or carport floor is at the same level as the edge of the street pavement resulting from the project at the center point of the driveway entrance or is at a lower level; and
c.) maximum height above the garage or carport floor is ten (10) feet for walls to the top of the plate or flat roof, and twelve (12) feet for pitched roofs.
3. See Section 17.90.070 for additional height restrictions if property is located in the S-10 combining zone.

Height, Floor Area Ratio (FAR), Density, and Open Space Regulations Table 17.19.04 for the RU-4 and RU-5 Zones Only						
Regulation	Height Area					Additional Regulations
	35	45	60	75	90	
Maximum Height	35 ft	45 ft	60 ft	75 ft	90 ft	1, 2
Height Minimum						
Permitted height minimum	0 ft	0 ft	35 ft	35 ft	35 ft	3
Conditionally permitted height minimum	N/A	N/A	25 ft	25 ft	25 ft	3
Max. Residential Density (sf of lot area required per unit)	550 sf	450 sf	375 sf	275 sf	225 sf	4, 5
Max. Nonresidential FAR	2.0	2.5	3.0	4.0	4.0	4, 5
Max. # of Stories (not including underground)	3	4	5	7	8	
Min. Usable Open Space, Section 17.126						
Group usable open space per regular unit	150 sf	150 sf	150 sf	150 sf	100 sf	6
Group open space per regular unit when private substituted	30 sf	30 sf	30 sf	30 sf	20 sf	6
Group open space per rooming unit	75 sf	75 sf	75 sf	75 sf	50 sf	6
Group open space per rooming unit when private substituted	15 sf	15 sf	15 sf	15 sf	10 sf	6

1. The maximum height within 10 ft of the front property line is either the height limit on the subject lot shown in the above table or the height maximum for the height area of the parcel directly across the principal street, whatever is less.
2. Buildings in the RU-2, RU-3, RU-4, and RU-5 zones shall have a 30 ft maximum height at the setback line along any rear or interior side lot line that abuts a lot in an RH, RD, RM, or RU-1 zone; this maximum height may increase one foot for every foot of distance away from this setback line. Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.
3. This minimum height requirement only applies to the new construction of a principal building that is located on parcels adjacent to a street right-of-way that is 100 feet wide or more. Buildings constructed to accommodate Essential Service, Utility and Vehicular, or Extensive Impact Civic Activities are exempted from the height minimum regulation. The allowed projections into the height limits contained in 17.108.030 are not counted towards the height minimum.
4. See Chapter 17.107 for affordable and senior housing incentives. A Secondary Unit may be permitted when there is no more than one unit on a lot, subject to the provisions of Section 17.102.360. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five or more bedrooms.
5. No portion of lot area used to meet the residential density requirements shall be used as a basis for computing the maximum nonresidential FAR unless the total nonresidential floor area on the lot is less than 3,000 square feet.
6. Each square foot of private usable open space equals 2 square ft towards the total usable open space requirement, except that actual group space shall be provided in the minimum amount specified in the table per dwelling unit. All usable open space shall meet the standards contained in Chapter 17.126.

Setbacks for Smaller Lots Table 17.15.04 RD Zone, 17.17.04 RM Zone, and 17.19.03 RU-1 to RU-3 Zones			
Regulation	Lot Size		Additional Regulations
	≤ 4,000 sf or ≤ 40 ft wide	≤ 3,000 sf or ≤ 35 ft wide	
Minimum Setbacks			
Minimum interior side	4 ft	3 ft	1, 2
Minimum street side	4 ft	3 ft	1
Rear	15 ft	15 ft	1

1. See Section 17.108.130 for allowed projections into setbacks
2. RU-3 has a standard 0 ft interior side setback in the general regulations and this applies to smaller lots as well

Special Setback Exceptions for Garages and Accessory Buildings: §17.108.130(K)
Accessory buildings (garages, carports, sheds, workshops, etc.) are permitted anywhere in the side and rear setback areas, subject to the following requirements:

- The entire building must be located within 35 ft. of the rear property line.
- Max. wall height is 9 ft. Max. roof height (sloped roofs only, max 8:12 slope) is 12 ft.
- The building does not contain any residential living quarters.
- The maximum coverage for the rear setback area is 50%.
- A 5 ft. rear and a side yard setback equal to the adjacent front yard setback is required if your lot is a corner lot that abuts a key lot in a Res. Zone. §17.110.040(C)

Maximum fence and retaining wall heights:
Fences: §17.108.140
Within the front setback area: 42 inches (3½ ft.), or up to 6 ft. with Design Review.
Within the street side setback area: 42 inches (3½ ft.); or 6 ft. within 35 ft. of the rear lot line; or 6 ft. between the rear of the dwelling & rear lot line; or 6 ft. with Design Review.
Within the interior side setback area: 8 ft.
Within the rear setback area: 8 ft. (6 ft. if within 10 ft. of a street side property line).
Elsewhere on the lot: 15 ft.
Retaining walls: §17.102.400(E)(1) 6 ft., (with exceptions for driveways serving garages on upslope lots, see Sec 17.102.400(F)(1)). Multiple retaining walls must be separated by at least 4 ft.

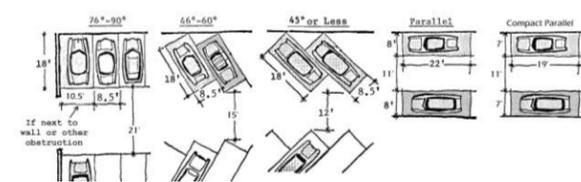
Design requirements for fences over 42 inches in front setback area:

- Street-fronting fences and freestanding walls over the height allowed by right have an average transparency of 60% or greater.
- The design of front yard and street-side yard fences and freestanding walls complement, and are consistent with, the architecture of the building.
- Street-fronting fences and freestanding walls are placed out of the public right-of-way and set back *at least* 18 inches from the edge of sidewalk*. All unpaved areas between the fence/wall and sidewalk are fully landscaped.

***Note:** Before building a street-fronting fence or wall, be sure to verify the location of the property's lot lines. Many people assume that the public sidewalk extends to the edge of the front lot line. However that is not the case on most streets, where there is often a strip of unpaved right-of-way that is three feet wide or more between the sidewalk and front lot line.

Municode also applies: 10.60.010 – Obstructions at intersections prohibited – Exceptions.
A. ...no fence, hedge, shrub, tree, wall, retaining wall, earthen bank, or other landscaping or screening which exceeds a height of three feet above the street-pavement grade shall be allowed along the property line for a distance, measured from the intersection of two property lines or their projection, which is equal to the sum of the building setbacks on each of the two intersection streets, existing or legal, whichever is less, or, within the area subtended.

Parking space and maneuvering aisle size requirements: §17.116.200, 17.116.210, 17.116.250, & 17.116.270



Regular space: 8 ½ ft x 18 ft **Compact space:** 7 ½ ft x 15 ft (Max 50% compact, if at least ½ regular sized spaces. Need a minimum of 3 required spaces to use) **Intermediate space:** 8 ft x 16 ½ ft (Max 75% intermediate, if ½ of remainder are regular sized spaces. Need a minimum of 5 required spaces to use)

- Parking spaces must be an additional 1 ft in width for each side of space containing an obstruction such as a wall, column or pillar.
- (2+ units only, or any lot with 3 or more required spaces) **Max backing distance** from rear of parking space to back of sidewalk or pavement edge: 100 ft.
- All parking must be screened from the street & adjacent lots by a fence or landscaping when 3 or more spaces are required (except for single-family dwellings and Secondary Units).
- (1 & 2 units only) One driveway and curb-cut permitted per lot frontage, **driveway width:** 9 ft min & 19 ft max, **separation between curb-cuts:** 10 ft.
- See handicap parking requirements for number, size, placement, etc. in the California Building Code for multi-family housing and commercial facilities.

Landscaping, Street Trees, Front Yard Paving, and Parking Location: §17.124.020, 17.124.030, 17.102.400(A), 17.116.300(A)

- A **landscape plan** is required for new residential construction and additions > 500 sf. One 15 gallon street tree is required for every 25 ft of street frontage.
- Maximum paved area** in front and street side setback areas and adjacent undeveloped ROW: Interior lots: 50%, Corner lots: 30%
- Parking Location:** Garages, carports or any uncovered required parking spaces shall be located to the rear or side of any Residential Facility & at a minimum of 25 ft from the front lot line where at least 60% of the neighboring homes are 25 ft from front lot line, see Section 17.116.300(A) for requirements.