Chapter 17.108 Mixed Housing Type

The minimum interior side setback is the greater of:

- 10 ft.
- An increased wall height shall only be permitted in conjunction with a project with a pitched roof.
- The Director of City Planning may make an alternative determination of immediate context based on specific site
- If adjacent lots abutting the side lot line have a buildable area slope of more than 20% or if Subdivision Maps of
- For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

If adjacent lots abutting the side lot line have a buildable area slope of less than 20% of the subject lot both contain principal Residential Facilities on the adjacent lots having the deeper front setback depth. In the case of a corner lot where each lot created has a buildable area slope of more than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

Zone Minimum Lot Dimensions Maximum Density Minimum Setbacks Max. Lot Coverage For 3 or More Units Maximum Height for footslope of rides of

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Lot Width</th>
<th>Min Lot Area</th>
<th>Conditionally Permitted Density</th>
<th>Front</th>
<th>Side</th>
<th>Street</th>
<th>Rear</th>
<th>(Lot Coverage &amp; FAR of 1-2 units see other side)</th>
<th>Wall Primary Building</th>
<th>Pitched Roof Primary</th>
<th>Accessory Structures</th>
<th>Spaces per Unit</th>
<th>Spaces for Secondary Unit</th>
<th>Group per unit</th>
<th>Group with private subsituation per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH-1</td>
<td>100 ft</td>
<td>43,500 sf</td>
<td>N/A</td>
<td>25 ft</td>
<td>6 ft</td>
<td>5 ft</td>
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<td>25 ft</td>
<td>15 ft</td>
<td>20 ft</td>
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<td>100 sf</td>
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<tr>
<td>RH-2</td>
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<td>25 ft</td>
<td>5 ft</td>
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<td>15 ft</td>
<td>N/A</td>
<td>25 ft</td>
<td>15 ft</td>
<td>N/A</td>
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<td>100 sf</td>
</tr>
<tr>
<td>RH-3</td>
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<td>12,000 sf</td>
<td>N/A</td>
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<td>6 ft</td>
<td>5 ft</td>
<td>15 ft</td>
<td>N/A</td>
<td>25 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>1</td>
<td>N/A</td>
<td></td>
<td>100 sf</td>
</tr>
<tr>
<td>RH-4</td>
<td>45 ft</td>
<td>6,500 sf</td>
<td>5 ft/10%</td>
<td>20 ft</td>
<td>N/A</td>
<td>5 ft</td>
<td>15 ft</td>
<td>N/A</td>
<td>25 ft</td>
<td>15 ft</td>
<td>20 ft</td>
<td>2</td>
<td>1</td>
<td></td>
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</tr>
<tr>
<td>RD-3</td>
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<td>5,000 sf</td>
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<td>5 ft</td>
<td>5 ft</td>
<td>15 ft</td>
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<td>25 ft</td>
<td>15 ft</td>
<td>15 ft</td>
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<tr>
<td>RD-4</td>
<td>45 ft</td>
<td>4,500 sf</td>
<td>N/A</td>
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<td>4 ft</td>
<td>5 ft</td>
<td>15 ft</td>
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<td>25 ft</td>
<td>15 ft</td>
<td>15 ft</td>
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<tr>
<td>RM-1</td>
<td>45 ft</td>
<td>5,000 sf</td>
<td>N/A</td>
<td>25 pt</td>
<td>4 ft</td>
<td>5 ft</td>
<td>15 ft</td>
<td>N/A</td>
<td>25 ft</td>
<td>15 ft</td>
<td>15 ft</td>
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</tr>
<tr>
<td>RM-2</td>
<td>45 ft</td>
<td>5,000 sf</td>
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<td>25 ft</td>
<td>15 ft</td>
<td>15 ft</td>
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<td>N/A</td>
<td></td>
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</tr>
<tr>
<td>RM-3</td>
<td>25 ft</td>
<td>4,000 sf</td>
<td>N/A</td>
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<td>4 ft</td>
<td>4 ft</td>
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<td>15 ft</td>
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<td>15 ft</td>
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<tr>
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<td>15 pt</td>
<td>15 pt</td>
<td>15 ft</td>
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<td>15 ft</td>
<td>15 ft</td>
<td>1</td>
<td>N/A</td>
<td></td>
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<tr>
<td>RU-1</td>
<td>45 ft</td>
<td>4,000 sf</td>
<td>4 ft/5 ft</td>
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<td>4 ft</td>
<td>4 ft</td>
<td>15 ft</td>
<td>60 sf</td>
<td>40 sf</td>
<td>15 ft</td>
<td>15 ft</td>
<td>1</td>
<td>15 sf</td>
<td>10 ft</td>
<td>50 sf</td>
</tr>
<tr>
<td>RU-2</td>
<td>45 ft</td>
<td>4,000 sf</td>
<td>4 ft/5 ft</td>
<td>15 ft</td>
<td>4 ft</td>
<td>4 ft</td>
<td>15 ft</td>
<td>60 sf</td>
<td>40 sf</td>
<td>15 ft</td>
<td>15 ft</td>
<td>1</td>
<td>15 sf</td>
<td>10 ft</td>
<td>50 sf</td>
</tr>
<tr>
<td>RU-3</td>
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<td>4 ft</td>
<td>4 ft</td>
<td>15 ft</td>
<td>60 sf</td>
<td>40 sf</td>
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<td>15 ft</td>
<td>1</td>
<td>15 sf</td>
<td>10 ft</td>
<td>50 sf</td>
</tr>
<tr>
<td>RU-4</td>
<td>45 ft</td>
<td>4,000 sf</td>
<td>See Table 17.19.04</td>
<td>N/A</td>
<td>0 ft</td>
<td>0 ft</td>
<td>N/A</td>
<td>1/10 x 15 ft</td>
<td>See Table 17.19.04</td>
<td>See Table 17.19.04</td>
<td>See Table 17.19.04</td>
<td>1</td>
<td>175 sf</td>
<td>70 sf</td>
<td>175 sf</td>
</tr>
<tr>
<td>RU-5</td>
<td>25 ft</td>
<td>4,000 sf</td>
<td>See Table 17.19.04</td>
<td>N/A</td>
<td>0 ft</td>
<td>0 ft</td>
<td>N/A</td>
<td>1/10 x 15 ft</td>
<td>See Table 17.19.04</td>
<td>See Table 17.19.04</td>
<td>See Table 17.19.04</td>
<td>1</td>
<td>175 sf</td>
<td>70 sf</td>
<td>175 sf</td>
</tr>
</tbody>
</table>

Residential Zones - Summary of Regulations

(1) The minimum interior side setback is the greater of:
- An increased wall height shall only be permitted in conjunction with a project with a pitched roof.
- The Director of City Planning may make an alternative determination of immediate context based on specific site
- If adjacent lots abutting the side lot line have a buildable area slope of more than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.
- For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(2) 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 40 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, if the Director of City Planning makes an alternative determination of immediate context based on specific site conditions.

(3) In the RU-1 Zone, for Subdivision Maps of 4 or fewer lots where each lot contains a buildable area slope of less than or equal to 20%, the minimum lot size is increased to 4,500 sq ft. For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(4) In the RU-1 Zone, for Subdivision Maps of 4 or fewer lots where each lot contains a buildable area slope of less than or equal to 20%, the minimum lot size is increased to 4,500 sq ft. For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(5) In the RU-1 Zone, for Subdivision Maps of 4 or fewer lots where each lot contains a buildable area slope of less than or equal to 20%, the minimum lot size is increased to 4,500 sq ft. For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(6) In the RU-2 Zone, for Subdivision Maps of 4 or fewer lots where each lot contains a buildable area slope of less than or equal to 20%, the minimum lot size is increased to 4,500 sq ft. For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(7) In the RU-3 Zone, the max. pitched roof height may be increased to 35 ft and max. wall height may increase to 30 ft 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 site plans criteria:
- The additional pitched roof height is required to accommodate a roof that is consistent with the historic context in the neighborhood.
- An increased pitched roof height, the additional wall height is required to accommodate a wall height consistent with the historic context in the neighborhood.
- In the case of a corner lot where each lot created has a buildable area slope of more than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(8) In the RU-4 Zone, for Subdivision Maps of 4 or fewer lots where each lot contains a buildable area slope of less than or equal to 20%, the minimum lot size is increased to 4,500 sq ft. For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(9) In the RU-4 Zone, for Subdivision Maps of 4 or fewer lots where each lot contains a buildable area slope of less than or equal to 20%, the minimum lot size is increased to 4,500 sq ft. For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.

(10) In the RU-5 Zone, for Subdivision Maps of 4 or fewer lots where each lot contains a buildable area slope of less than or equal to 20%, the minimum lot size is increased to 4,500 sq ft. For Subdivision Maps where any one lot has a buildable area slope greater than 20% or if Subdivision Maps of 5 or more lots, the minimum lot size is increased to 6,000 sq ft.
Floor Area Ratio (FAR) and Lot Coverage Regulations for One and Two-Family Dwellings Units Only

*Table 17.13.04 RH Zone, 17.15.05 RD Zone, and 17.17.05 RM Zone*

<table>
<thead>
<tr>
<th>Lot Size in Square Feet</th>
<th>≤ 5,000</th>
<th>≥ 5,000 and &lt; 12,000</th>
<th>≥ 12,000 and &lt; 25,000</th>
<th>≥ 25,000 and &lt; 43,560</th>
<th>≥ 43,560</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regulations</td>
<td>Maximum FAR</td>
<td>Maximum Lot Coverage (%)</td>
<td>Maximum Lot Coverage (%)</td>
<td>Maximum Lot Coverage (%)</td>
<td>Maximum Lot Coverage (%)</td>
</tr>
<tr>
<td>Max FAR</td>
<td>1.200</td>
<td>105%</td>
<td>105%</td>
<td>105%</td>
<td>105%</td>
</tr>
<tr>
<td>Max Lot Coverage (%)</td>
<td>105%</td>
<td>105%</td>
<td>105%</td>
<td>105%</td>
<td>105%</td>
</tr>
</tbody>
</table>

1. For site areas of less than 5,000 square feet, the lot size shall only apply to lots that have a footprint slope not greater than 20%. Land less than 3,000 square feet may have a driveway with a minimum of 2,000 feet of floor area, regardless of FAR limit.
2. Regulation does not apply in the RM C Combining zone.
3. Less than 5,000 square feet may have a lot coverage of up to 2,000 square feet regardless of lot coverage percentage (%) limit.

Height Regulations for all Lots With a Footprint Slope of >20%

*Table 17.15.03 RH Zone, 17.15.06 RD Zone, and 17.17.06 RM Zone*

<table>
<thead>
<tr>
<th>Height Regressions</th>
<th>Downslope Lot Height Regulations With a Footprint Slope of:</th>
<th>Uplines Lot Height Regulations With a Footprint Slope of:</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Height</td>
<td>30 ft</td>
<td>30 ft</td>
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<tr>
<td>Maximum Height</td>
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<td>50 ft</td>
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<tr>
<td>Maximum Height</td>
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<tr>
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<td>70 ft</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>80 ft</td>
<td>80 ft</td>
<td>80 ft</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>90 ft</td>
<td>90 ft</td>
<td>90 ft</td>
</tr>
</tbody>
</table>

- 1. On a downspout, the maximum height shall be reduced by 1 (one) foot for each 10 (ten) feet of wall towards the primary building.
- 2. Buildings in the RU-2 zone shall have a maximum height of 22 ft and maximum depth is 20 ft and maximum wall height is 40 ft.
- 3. Maximum wall height above the 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.
- 4. Maximum height above the garage or carport floor is at the rear of the project to the edge of the street pavement.
- 5. See Section 17.011.070 for additional height restrictions if property is located in the 6-10 combining zone.

Special Setback Exceptions for Garages and Accessory Buildings:

*Table 17.108.130(K)*

- 1. Any building, garage, accessory, or any other structure placed in the front, side and rear setback areas, subject to the following requirements:
  - The entire building must be located within 35 ft. of the rear property line.
  - The maximum building height may increase one foot for each 10 feet of wall towards the primary building.
  - The maximum coverage for the rear setback area is 50%.
  - A 5 ft. rear and a side yard setback is equal to the adjacent front yard setback is required if your lot is a corner lot.
  - Design Review:
  - The maximum building height is 9 ft. Max. roof height (slapped roof only, max: 8.52 slope) 12 ft.
  - The building does not contain any residential living space.
  - Retaining walls must be separated by at least 4 ft.

Maximum fence and retaining wall heights:

- Fences: 4, (4 inches (½ ft.) or up to 4 ft. with Design Review.
- Maximum side setback area: 4 ft. (½ ft.) 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.
- Retaining walls: 6 ft. (except for driveways serving garages on up to 4 ft. lot line; see Section 17.102.400(G)(3).)

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

- Standard freestanding and freestanding walls over the height allowed by right must have an average transparency of 60% or greater.
- The design of frontyard and sideyard fence and freestanding walls, must be consistent with, the architecture of the building.
- Standard freestanding and freestanding wall space are placed out of the public right of way and set back at least 18 inches from the edge of sidewalk.
- Minimum space: 60% of the neighboring home lot size
- Minimum space: 30% of the neighboring home lot size
- Minimum space: 20% of the neighboring home lot size
- Minimum space: 15% of the neighboring home lot size
- Minimum space: 10% of the neighboring home lot size
- Minimum space: 5% of the neighboring home lot size

Parking and parking space size requirements:

- (For Recreational FAR) and Pool and Aerobic Area

Setsbacks for Smaller Lots

*Table 17.15.04 RD Zone, 17.17.04 RM Zone, and 17.19.03 RU-1 to RU-3 Zones*

<table>
<thead>
<tr>
<th>Lot Size in Square Feet</th>
<th>≤ 4,000 of or ≤ 40 ft wide</th>
<th>≤ 3,000 of or ≤ 35 ft wide</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Setbacks</td>
<td>Minimum side street: 4 ft</td>
<td>Minimum side street: 4 ft</td>
<td>Minimum side street: 4 ft</td>
</tr>
<tr>
<td></td>
<td>Maximum side street: 10 ft</td>
<td>Maximum side street: 10 ft</td>
<td>Maximum side street: 10 ft</td>
</tr>
<tr>
<td></td>
<td>Rear: 15 ft</td>
<td>Rear: 15 ft</td>
<td>Rear: 15 ft</td>
</tr>
</tbody>
</table>

- 1. See Section 17.116.130 for allowed projections into street.
- 2. RU-3 has a standard 6 ft. interior side setback in the general regulations and this applies to smaller lots as well.

Parking Regulations:

- Parking Space and Maneuvering aisle size requirements:
  - (For Recreational FAR) and Pool and Aerobic Area

Height, Floor Area Ratio (FAR), Density, and Open Space Regulations

*Table 17.19.04 for the RU-4 and RU-5 Zones Only*

<table>
<thead>
<tr>
<th>Height Area</th>
<th>45</th>
<th>60</th>
<th>75</th>
<th>90</th>
<th>Additional Regulations</th>
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</thead>
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<td>Maximum Height</td>
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<td>60 ft</td>
<td>75 ft</td>
<td>90 ft</td>
<td>90 ft</td>
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<tr>
<td>Height Minimum</td>
<td>30 ft</td>
<td>35 ft</td>
<td>40 ft</td>
<td>45 ft</td>
<td>45 ft</td>
</tr>
</tbody>
</table>

- 1. For sites less than 3,000 square feet, the height limit shall be reduced by 1 (one) foot for each 10 (ten) feet of wall towards the primary building.
- 2. Buildings in the RU-2, RU-4, RU-5, and RU-3 zones shall have a maximum height of 35 ft and maximum depth is 35 ft wide.
- 3. Maximum density of (a lot area required per unit) 500 sf x 450 sf x 375 sf x 275 sf = 425 sf = 6.5 sf.
- 4. Maximum building height shall be reduced by 1 (one) foot for each 10 (ten) feet of wall for Figure 18A and 18B.
- 5. See Section 17.011.070 for additional height restrictions if property is located in the 6-10 combining zone.


- Parking Space: 8 ft x 18 ft
- Compact space: 7 ft x 15 ft
- Max. 50% compact, if at least 1% required size is used. Need a maximum 3 required spaces to use.
- Intermediates: 8 ft x 16 ft
- Intermediates: 7 ft x 15 ft
- Maximum 15% or required size spaces. Need a minimum of 5 required spaces to use
- Parking spaces must be at least 10 ft wide.
- Maximum building distance from rear of parking space to back of sidewalk or pavement edge: 100 ft.
- Must be all space from the street & driveway area by a fence or landscaping when 3 or more spaces are required (except for single-family dwellings and secondary units).
- (2+ units only) One driveway and curb permit per lot for frontage, driveway width: 9 ft min & 19 ft max, separation between curb-curb: 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:

- (For Recreational FAR) and Pool and Aerobic Area

- A landscape plan is required for new residential construction and addition > 500 sf of the 15 gallon street tree is required for every 25 ft of street frontage.
- Maximum paved area in front and side yard setback areas and adjacent undeveloped ROW:
  - Interior lots: 50% Corner lots: 30%