

**Table 6.2 Property Development Regulations: Residential District**

	<b>RS-E</b>	<b>RS-L</b>	<b>RM-L</b>	<b>RM-M</b>	<b>RM-H</b>	<b>See Also</b>
Site Area (acres)	-	-	3	5	15	
Density (Units/Acre)						
Range	1 to 2 <sup>(1)</sup>	2 to 7	up to 12	12 to 30	30 to 55	
Midrange	-	-	9	20	42	
Lot Size (sq ft)	1/2 acre <sup>(1)</sup>	6,000 <sup>(2)</sup>	3,000 <sup>(2, 3)</sup>	3,000 <sup>(2)</sup>	3,000 <sup>(2)</sup>	
Lot Frontage (ft)	45	30	[ 200 for multi-family, 30 for other]			
Lot Depth (ft)	200 <sup>(4)</sup>	100	[ 200 for multi-family, 80 for other]			
Lot Width (ft)	100	60 <sup>(5)</sup>	[ 200 for multi-family, 35 <sup>(5)</sup> for other]			
Setbacks						
Front (ft)	20	20	15	15	15	
Rear (ft)	25	15	15	15	15	
Side (ft)	15	5	15 <sup>(6)</sup>	15 <sup>(6)</sup>	15 <sup>(6)</sup>	
Corner Side (ft)	20	15	15	15	15	
<del>Maximum Overall</del> Site Coverage <sup>(8)</sup>	20%	<del>50</del> 47%	60%	60%	60%	
<del>Front yard</del> Coverage	20%	<del>50</del> 47%	-	-	-	
<del>Rear yard</del> Coverage	20%	<del>50</del> 47%	-	-	-	
<del>Landscaping Minimum</del>	20% <sup>(9)</sup>	20% <sup>(9)</sup>	-	-	-	
Usable Open Space Per Dwelling Unit (sq ft)	-	-	1,000	300	300	Section 30.800
Building Height (ft)	35	35	45 <sup>(7)</sup>	60	90	
Parking						Chapter 32

**Key to Land Use Regulations**

- <sup>(1)</sup> Maximum density and minimum lot size as designated on zoning map for 1 or 2 units per acre density and corresponding 1 acre or 0.5 acre minimum lot size.
- <sup>(2)</sup> Minimum lot size unless a smaller lot size is allowed by an approved Planned Development Plan.

- (3) Minimum lot size for single family housing is 4,000 sq. ft. unless a smaller lot size is allowed by an approved Planned Development Plan.
- (4) Minimum lot depth unless area is designated for 2 units per acre, then 150 ft minimum depth applies.
- (5) Minimum lot width for corner lots, add 10 feet.
- (6) Minimum side setback unless smaller setback is allowed by an approved Planned Development Plan.
- (7) Maximum height for single family housing and duets/duplexes is 35 feet.
- (8) Impervious surfacing may not exceed the stormwater runoff design for the parcel or lot. For single-family residential lots greater than 6,000 sf, the impervious surfacing shall not exceed 47% of the total lot size. Other land use designations may, at the discretion of the City Engineer, be required to submit calculations by a registered civil engineer demonstrating consistency with this policy as a condition of approval.
- (9) This coverage applies separately to the front yard and back yard areas.

**Table 15.2 Property Development Regulations: PC-R Planned Commercial Residential Mixed Use District**

	<u>PC-R</u>	<u>See Also</u>
Site Area (sf )	-	
Density (FAR) <sup>(1)</sup>		
Range	0.20 to 4.0	
Typical	2.0	
Density (du/ac)	40 <sup>(5)</sup>	
Lot Size (sq ft)	(PDP)	
Lot Frontage (ft)	(PDP)	
Lot Depth (ft)	(PDP)	
Setbacks		
Front (ft)	10 <sup>(2)</sup>	
Rear (ft)	10 <sup>(2)</sup>	
Side (ft)	0 <sup>(2)</sup>	
Corner Side (ft)	10 <sup>(2)</sup>	
Maximum Site Coverage	(PDP)	
<u>Front (ft)</u>	<u>(PDP)<sup>(6)</sup></u>	
<u>Rear (ft)</u>	<u>(PDP)<sup>(6)</sup></u>	
<u>Landscaping Minimum</u>	<u>10%</u>	
Usable Open Space (sq ft/unit)	50/100	Section 15.300
Building Height (ft)	40/50/65 <sup>(4)</sup>	

Parking (PDP) Chapter 32

Signage (PDP) Chapter 34

#### Key to Land Use Regulations

- (1) FAR does not apply to residential development.
  - (2) Lesser setbacks may be accepted in an approved Planned Development Plan.
  - (3) 50 square feet/unit for live-work, 100 square feet/unit for residential
  - (4) 50 feet height allowed for combined commercial and residential uses within a structure; for major frontages along Sycamore Avenue and San Pablo Avenue, a maximum height of 65 feet is allowed only if approved in a PDP adopted pursuant to Chapter 48.
  - (5) A maximum density of 80 units per acre is permitted for the Town Centrale project on Sycamore Avenue as an approved Planned Development Plan.
  - (6) This coverage applies separately to the front yard and back yard areas.
- (PDP) As per an approved Planned Development Plan.

## 30.700 Landscaped Areas

Landscaping is an essential component of the overall design and aesthetics of a project. Landscaping along major regional streets and highways should soften the appearance of traffic and parking along these routes, while allowing view corridors to retail and other businesses.

Landscaping plans should implement effective water conservation, use of drought-resistant landscaping and irrigation with reclaimed wastewater. Native plants are to be used in landscaping.

Plantings that serve to screen views of residential development, or that help to maintain a natural-appearing landscape, shall be retained to the extent feasible. Such plants could be thinned selectively if thinning would improve view corridors. If specific trees are to be removed, such as eucalyptus trees, replace with trees, preferably native species that will provide suitable screening while retaining important view corridors.

1. The landscaping and irrigation requirements listed in this section shall apply to all proposed development or construction at undeveloped parcels, or as determined by the Community Development Director, which shall include but not be limited to the following developments:
  - A. Common areas and landscape easements of all single-family subdivisions.
  - B. All ~~new~~ single-family residential ~~estate~~ lots.
  - C. Common areas at multifamily residences, including apartment and condominiums and duets.
  - D. Model homes.
  - E. Commercial, industrial and mixed use projects.
  - F. Public buildings, grounds and facilities.

- G. The reconstruction or rehabilitation of the common areas and landscape easements at residential projects and non-residential buildings, projects or developments where either:
- 1) The value of the reconstruction or rehabilitation exceeds 25% of the current assessed value of the building, project or development; or
  - 2) The area of the landscaping affected by the reconstruction or rehabilitation exceeds 25% of the landscaped area.

The requirements do not apply to that portion of a site, or to projects or development using reclaimed water or well water, or additions or modifications to existing single-family residences, nor to portions of site area irrigating edible crops, or not receiving irrigation.

### **30.750 Hard Surfacing/Paving**

See maximum site coverages allowed in single-family residential property.

Impervious surfaces, including but not limited to all paths, driveways, and porches, shall not exceed ~~50~~ 47% of all areas in front of fencing for “front yard coverage.” Driveways, patios, porches, and other hard or impervious surfaces shall not exceed ~~50~~ 47% of backyard area.

### **30.800 Open Space**

#### **1. Usable Open Space**

Usable open space is required within several zoning districts to serve residents, visitors and employees of a project or property. Usable open is distinct from required landscaped areas in that the open space is to be specifically designed for use rather than aesthetics. Where usable open space is required within a zoning district, it shall be in addition to any landscaping requirement and public parks requirement. Usable open space may be provided in the form of small play areas, plazas, balconies, decks, usable yard areas, open space trails, or other similar spaces. The minimum usable open space area is 50 square feet of contiguous area not less than 5 feet wide in any location. Open space trails shall not provide more than 50% of the usable open space requirement of a project.

Usable open space is considered solid surfacing coverage, and cannot be counted toward “landscaping” specific to residential properties in RS-E and RS-L zones.

### **31.300 Performance Standards**

#### **1. Erosion and Runoff Control**

- A Runoff increase calculations are required for each proposed development project. The calculations shall identify runoff for the parcel at full build-out as measured against estimates of existing runoff in order to ensure that no flooding will result.

- B. Installation of sedimentation and grease basins in the storm drain system in parking lots in accordance with NPDES regulations (Title 5, Chapter 8 of the Municipal Code), is required to minimize pollution downstream from sedimentation. Property owners shall maintain the basins annually, or as required by NPDES regulations. Parking lots shall be swept periodically to decrease the amount of debris that could potentially contaminate the riparian or wetland habitat.
- C. Development projects shall prepare and implement a set of best management practices (BMP's) to reduce impacts to water quality. Such practices may include, but are not limited to:
- 1) stormwater retention or detention structures;
  - 2) oil and water separators; and
  - 3) sediment traps.

## **60.200 Definitions**

### Landscaped area:

An area that is permanently devoted and maintained for the growing of shrubbery, grass, trees, and other plant material or by the use of such material as bark, mulch, crushed stone, lava rock, or similar materials to present an attractive, well-kept appearance.

Mulching: The application of plant residue or other suitable materials to the land surface to conserve moisture, hold soil in place, and aid in establishing plant cover.

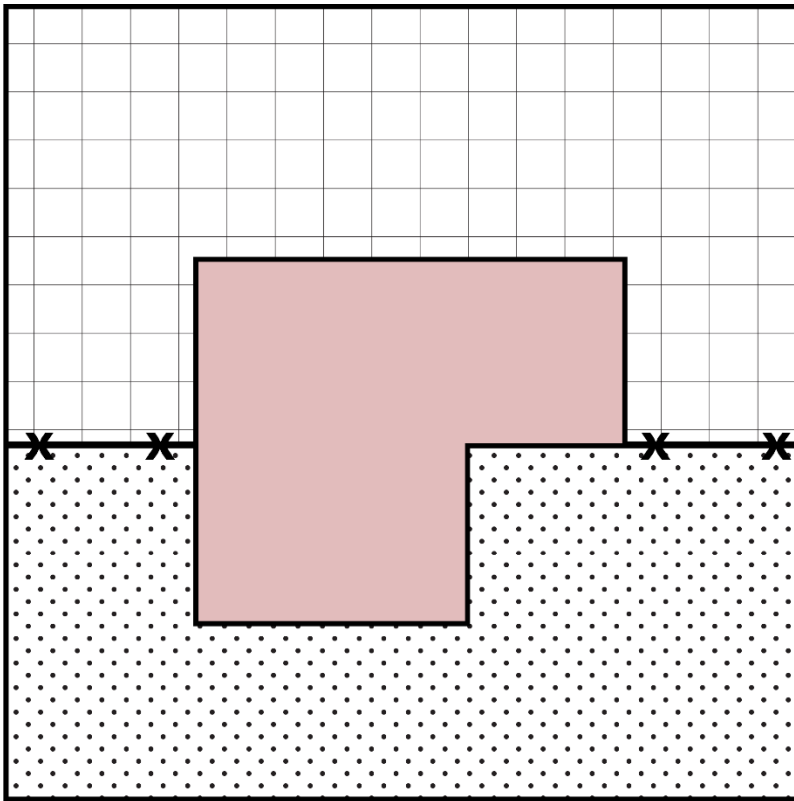
Hard Surfacing Area: Includes semi-pervious and pervious surfaces such as pavers or concrete, but do not allow for asphalt paving (single family residential lots have maximum standards stated in each zone district).

Overall Site Coverage: The total ~~horizontal~~ area ~~included~~ covered by developed structures, ~~excluding~~ including outdoor uncovered paved areas, divided by the site area. Includes main structure/garage and front yard and back yard areas.

Front yard Coverage: The space in front of fencing outside of the main structure (can include paved areas)

Back yard coverage: The space behind front yard fencing outside of the main structure (can include detached accessory structures or paved area).

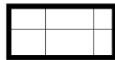
Main structure/garage: The space of main structure (house) and garage (walled, roofed structure either attached or detached to the main structure.



**Front yard**



**Back yard**



**Main structure  
/garage**

