

CHAPTER 30.11 – RESIDENTIAL DISTRICTS

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30.11.010 – Purpose

A. ROS (Residential Open Space) Zone.

The ROS zone is located in undeveloped hillside areas intended for open space and development with very low density housing or approved overlay zone uses while preserving as open space a portion of the area's natural physical features and scenic resources in conformance with the comprehensive general plan. Wireless telecommunication facilities are disfavored from locating in this zone, permitting these facilities only when no feasible alternative site exists or when a denial would constitute a prohibition on the provision of the affected telecommunications service.

B. R1R (Restricted Residential) Zone.

The R1R zone is intended to preserve and protect low density residential neighborhoods or approved overlay zone uses in hillside areas in conformance with the comprehensive general plan to promote the public health, safety and general welfare of the community. Within this zone it is proposed to preserve valuable open space, physical features and scenic resources while, at the same time, permitting a substantial and reasonable beneficial use of such property. Wireless telecommunication facilities are disfavored from locating in this zone, permitting these facilities only when no feasible alternative site exists or when a denial would constitute a prohibition on the provision of the affected telecommunications service.

C. R1 (Low Density Residential) Zone.

The R1 zone is the traditional low density residential zone. The zone is designed to codify historic development standards in the older, flatter residential sections of the city. These standards have been developed to avoid rendering existing dwellings nonconforming and to allow new low density development or approved overlay zone uses in conformance with the comprehensive general plan in order to promote the public health, safety and general welfare. Wireless telecommunication facilities are disfavored from locating in this zone, permitting these facilities only when no feasible alternative site exists or when a denial would constitute a prohibition on the provision of the affected telecommunications service.

D. R-3050 (Moderate Density Residential) Zone.

The R-3050 zone is intended primarily as a zone for moderate density residential development with a minimum of three thousand and fifty (3,050) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to act as a transition and buffer between low density residential land uses and more intensive development and to stabilize well maintained neighborhoods that have been developed generally in harmony with the open space and other amenities associated with low and moderate density residential land uses. Wireless telecommunication facilities are disfavored from locating in this zone, permitting these facilities only when no feasible alternative site exists or when a denial would constitute a prohibition on the provision of the affected telecommunications service.

E. R-2250 (Medium Density Residential) Zone.

The R-2250 zone is intended primarily as a zone for medium density residential development with a minimum of twenty-two hundred fifty (2,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. This zone is intended to promote medium size garden type multiple dwelling residential developments which are efficient and attractive in order to promote the health, safety and general welfare. Wireless telecommunication facilities are disfavored from locating in this zone, permitting these facilities only when no feasible alternatives site exists or when a denial would constitute a prohibition on the provision of the affected telecommunications service.

F. R-1650 (Medium-High Density Residential) Zone.

The R-1650 zone is intended primarily as a zone for medium-high density residential development with a minimum of sixteen hundred fifty (1,650) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1650 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. Wireless telecommunication facilities are disfavored from locating in this zone, permitting these facilities only when no feasible alternative site exists or when a denial would constitute a prohibition on the provision of the affected telecommunications service.

G. R-1250 (High Density Residential) Zone.

The R-1250 zone is intended primarily as a zone for high-density residential development with a minimum of twelve hundred fifty (1,250) square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1250 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. It is in the public interest that multiple residential dwelling areas in the community be made pleasant, inviting and efficient and that considerations of amenity and attractiveness are appropriate in the promotion of the health, safety and general welfare. Wireless telecommunication facilities are disfavored from locating in this zone, permitting these facilities only when no feasible alternative site exists or when a denial would constitute a prohibition on the provision of the affected telecommunications service.

30.11.020 – Residential District Land Uses and Permit Requirements

- A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the residential zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.11 – A.
- B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.11 – A may be permitted in the residential zoning districts subject to approval of a conditional use permit (Section 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.11 – A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- D. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.11 – A.
- E. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.11-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this Code.
- F. Standards for Specific Uses.** Where the last column in the following tables (“See standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.
- G. Historic Resources.** Uses listed as permitted or conditionally permitted within a historic resource included on the Glendale Historic Register only (identified in Table 30.11 – A) are permitted or conditionally permitted only within a designated historic resource on the Glendale Register of Historic Resources.

**Table 30.11 – A
RESIDENTIAL DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE							See Standards in Section
	ROS	R1R	R1	R3050	R2250	R1650	R1250	
Residential Uses								
Boardinghouses or lodging houses					P	P	P	
Domestic Violence Shelter	P	P	P	P	P	P	P	
Multiple residential dwellings				P	P	P	P	30.11.050
New dwelling unit construction on a lot having a lot width of less than eighty (80) feet, excepting flag lots; or on a lot with an average current slope exceeding fifty (50) percent; or on a lot where more than one thousand five hundred (1,500) cubic yards of earth material are proposed to be moved in conjunction with the construction. This shall not apply to lots which have been created by a tract map or parcel map given tentative map approval after April 15, 1993.	C	C	N/A	N/A	N/A	N/A	N/A	
One (1) residential dwelling per lot	P	P	P	P	P	P	P	
Residential Congregate Care Facilities				C	C	C	C	
Residential Congregate Care Facilities, Limited	P	P	P	P	P	P	P	
Retirement and rest homes						P	P	
Senior housing				P	P	P	P	
Sorority or fraternity houses and dormitories					C	C	C	

Education, Public Assembly, Recreation

Community gardens, operated by a homeowners' association	P	P	P	P	P	P	P	
Day care center, only where operated at a church, synagogue, temple, or other house of worship, religiously affiliated or nonsectarian preschool. In determining whether to grant or deny a conditional use permit for a day care center hereunder, the content of any curriculum and every aspect of an organization's operations which are religious in nature shall not be considered				C	C	C	C	
Parks and playgrounds, operated by a homeowners' association and approved in connection with a subdivision	P	P	P	P	P	P	P	
Parks and playgrounds, private	C	C	C	C	C	C	C	
Parks and playgrounds, public	P	P	P	P	P	P	P	
Places of worship	C	C	C	C	C	C	C	
Schools, private					C	C	C	

Key to Permit Requirements

	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

Notes: (1) See 30.03.010 regarding uses not listed
(2) See 30.70 for definitions of the land uses

Table continues on next page.

RESIDENTIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE							
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Open Space and Resources	ROS	R1R	R1	R3050	R2250	R1650	R1250	See Standards in Section
Open Space	P	P	P					

Transportation & Communication Uses								
Utility and transmission facilities	C	C	C	C	C	C	C	
Wireless telecommunication facilities	W	W	W	W	W	W	W	Chapter 30.48

Accessory Buildings, Structures and Uses								
Accessory living quarters or guest house not to exceed an aggregate area of five hundred (500) square feet of floor area	P	P	P	P	P	P	P	
Accessory buildings or structures	P	P	P	P	P	P	P	
Accessory uses	P	P	P	P	P	P	P	
Antennas (pole type)	P	P	P	P	P	P	P	
Dish antennas	P	P	P	P	P	P	P	30.34.050
Home occupations	P	P	P	P	P	P	P	30.45
Signs	P	P	P	P	P	P	P	30.33
Solar energy equipment	P	P	P	P	P	P	P	

Temporary Uses								
Contractor's office and/or storage, temporary	T	T	T	T	T	T	T	
Temporary subdivision sales offices, sales trailers and model dwellings or trailers proposed for use as temporary sales offices shall be registered with the zoning administrator by an application for conditions of use. The zoning administrator may establish conditions for operations and maintenance including but not limited to restrictions on hours of operation, lighting and promotional restrictions and reasonable termination of the temporary use. The decision of the zoning administrator shall be appealable.	T	T	T	T	T	T	T	

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Wireless Telecommunications Facilities Permit Required	W	30.48
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses

RESIDENTIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE							
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Uses within a Historic Resource	ROS	R1R	R1	R3050	R2250	R1650	R1250	See Standards in Section
Boarding or lodging houses	C	C	C	C	P	P	P	
Cultural Art Centers	C	C	C	C	C	C	C	
Day care centers	C	C	C	C	C	C	C	
Museum	C	C	C	C	C	C	C	
Office	C	C	C	C	C	C	C	
Personal Services not to exceed 800 square feet	C	C	C	C	C	C	C	
Restaurants, full service not to exceed a seating capacity of forty (40) persons				C	C	C	C	
Retail stores, general merchandise	C	C	C	C	C	C	C	
Retirement or rest homes					C	C	C	
Schools, physical instruction	C	C	C	C	C	C	C	
Schools, private specialized education and training	C	C	C	C	C	C	C	

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Wireless Telecommunications Facilities Permit Required	W	30.48
Use not allowed		

- Notes: (1) See 30.03.010 regarding uses not listed
 (2) See 30.70 for definitions of the land uses

30.11.030 – Residential District General Development Standards

Table 30.11 – B

RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	ROS	R1R	R1
Minimum Lot Size	Minimum lot area and width required		
Area	As required by Section 30.11.060 and Chapter 16.20		As required by Section 30.11.060
Width	As required by Chapter 16.20 and Table 30.11-A		N/A
Residential Density Maximum	1 dwelling unit per lot See Section 30.11.040 (D) (1) for density requirements	1 dwelling unit per lot See Section 30.11.040 (D) (1) for density requirements	1 dwelling unit per lot. The maximum allowable density for any residential subdivision of five (5) lots or more in the R1 zone shall not exceed an average of one (1) dwelling unit per each 5,500 sq. ft. of site area.
Floor Area Ratio Maximum	District I: Shall not exceed .30 for the 1 st 10,000 sq. ft. of lot area and .10 for each sq. ft. of lot area thereafter District II: Shall not exceed .40 for the 1 st 10,000 sq. ft. of lot area and .10 for each sq. ft. of lot area thereafter District III: Shall not exceed .45 for the 1 st 10,000 sq. ft. of lot area and .10 for each sq. ft. of lot area thereafter For the purpose of this section, in the ROS, R1R, and R1 zones only, FAR shall not include up to 500 sq. ft. of garage area as specified in the definition of the term for sites having a floor area of less than 3,500 sq. ft. Up to 700 sq. ft. of garage area shall not be included for sites having a floor area of 3,500 sq. ft. or more.		
	Lots with an average current slope of forty (40) percent or greater, the floor area ratio shall not exceed .30 (thirty hundredths) for the first 10,000 (ten thousand) square feet of lot area and .10 (ten hundredths) for each additional square foot of lot area thereafter.		N/A
Maximum Lot Coverage	40%, including all residential and accessory buildings		
Minimum Setbacks Required	See Section 30.11.070 for setback exceptions		
Street Front	15 feet		25 feet
Street Side	15 feet		6 feet
Interior	10 feet	Buildings and structures permitted after May 2, 1991, shall be set back a minimum of ten (10) feet.	Buildings and structures permitted after May 2, 1991, shall be set back a minimum of six (6) feet.
		All buildings and structures and additions to such buildings and structures for which a building permit has been issued in the R1R and R1 zone permitted prior to May 2, 1991, shall be set back from the interior property lines a minimum of four (4) feet for buildings or structures twenty (20) feet or lower in height; not less than five (5) feet for buildings or structures over twenty (20) feet and equal to or less than thirty (30) feet in height; and, not less than six (6) feet for buildings or structures over thirty (30) feet in height.	

Table continues on next page.

RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS (Continued)

Development Feature	Requirement by Zoning District		
	ROS	R1R	R1
Height Limits (1)	See Sec. 30.11.040 (E) for primary building height requirements		Shall not exceed 25 feet, pursuant to the definition of height set forth in this title (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet)
Primary and Wireless Telecommunications Facilities			
Accessory Buildings	No accessory building shall exceed a height of twelve (12) feet, or fifteen (15) feet where a minimum roof pitch of three (3) feet in twelve (12) feet is provided, pursuant to the definition of height set forth in this title. Accessory buildings, in the ROS and R1R zones only, constructed to the side of or below the down slope wall of the main building or structure on a lot with an average downhill orientation of five horizontal to one vertical (5:1) slope or steeper, shall be limited as follows: the down slope wall of such accessory building shall not exceed ten (10) feet in height		
Accessory Structures	Accessory structures shall not exceed a height of fifteen (15) feet pursuant to the definition of height set forth in this title.		
Permanently Landscaped Open Space	40% minimum of the lot area (See Chapter 30.31 for additional requirements)		
Parking and Loading	As required by Chapter 30.32 (Parking and Loading)		
Design Review	As required by Chapter 30.47 (Design Review)		

Table continues on next page.

- (1) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.

RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District			
	R-3050	R-2250	R-1650	R-1250
Minimum Lot Size	Minimum lot area and width required			
Area/Width	N/A	N/A	N/A	N/A
Residential Density Maximum	One (1) dwelling unit per 3,050 square feet of lot area.	One (1) dwelling unit for each 2,250 square feet of lot area. On lots having a width of 90 feet or greater, there shall be not more than one (1) dwelling unit for each 1,800 square feet of lot area.	One (1) dwelling unit for each 1,650 square feet of lot area. On lots having a width of 90 feet or greater, there shall be not more than one (1) dwelling unit for each 1,320 square feet of lot area.	One (1) dwelling unit for each 1,250 square feet of lot area. On lots having a width of 90 feet or greater, there shall be not more than one (1) dwelling unit for each 1,000 square feet of lot area.
Floor Area Ratio Maximum	.65	.85	1.0	1.2
Lot Coverage	50% maximum including all residential and accessory buildings			
Setbacks Required	See Section 30.11.070 for setback exceptions			
Street Front	25 feet minimum	Twenty (20) feet minimum and an average of twenty-three (23) feet for any garage or first residential floor; not less than twenty-three (23) feet and an average of twenty-six (26) feet for the second and third residential floors (see Diagram 1 in Figure 30.11.030).		
Street Side	Five (5) feet minimum and an average of eight (8) feet for the first residential floor; not less than eight (8) feet and an average of eleven (11) feet for the second residential floor; and not less than eleven (11) feet and an average of fourteen (14) feet for the third residential floor (see Diagram 2 in Figure 30.11.030).			
Interior	Five (5) feet minimum and an average of eight (8) feet for the first residential floor; not less than eight (8) feet and an average of eleven (11) feet for the second residential floor; and not less than eleven (11) feet and an average of fourteen (14) feet for the third residential floor (see Diagram 2 in Figure 30.11.030). (1)			
Interior when abutting the ROS, RIR or RI zones (excluding chimneys, railings and vents)	Eight (8) feet minimum and an average of eleven (11) feet for the first residential floor; not less than eleven (11) feet and an average of fourteen (14) feet for the second residential floor; and not less than seventeen (17) feet and an average of twenty (20) feet for the third residential floor (see Diagram 3 in Figure 30.11.030). (1).			
Height Limits (5) Primary and Wireless Telecommunications Facilities	Maximum of 3 stories and a maximum of 36 feet. (2) (3) (4) On lots having a lot width of 90 feet or less, a maximum of 2 stories and a maximum of 26 feet. (2) (3) (4)			
Accessory Buildings	Twelve (12) feet, or fifteen (15) feet where a minimum roof pitch of three (3) feet in twelve (12) feet is provided, pursuant to the definition of height set forth in this title.			
Accessory Structures	Fifteen (15) feet pursuant to the definition of height set forth in this title.			
Minimum Permanently Landscaped Open Space	30% of lot area. See Chapter 30.31 for additional requirements	25% of lot area. See Chapter 30.31 for additional requirements		
Parking and Loading	As required by Chapter 30.32 (Parking and Loading)			
Design Review	As required by Chapter 30.47 (Design Review)			

- (1) For additions to an existing dwelling units where only one dwelling unit exists on the lot and for which a building permit was issued prior to December 14, 1995, see Section 30.11.070.
- (2) Additional 5 feet of height shall be permitted for any roofed area having a minimum pitch of 3 feet in 12 feet.
- (3) Rooftop equipment shall not be included in the measurement of the vertical dimension provided that said equipment is fully screened by a roofed element of the building having a minimum pitch described herein.
- (4) A mezzanine shall not be considered a story. See Chapter 30.70 (Definitions).
- (5) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.

30.11.040 – Residential District Additional ROS and R1R Development Standards. The following standards shall apply in the ROS and R1R zones.

A. Hillside Development Review Policy.

1. Every discretionary decision made by the city council, along with city boards, commissions and administrators related to development in the ROS and R1R zones shall take the following into consideration:
 - a. Development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by city council.
 - b. Development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout.
 - c. Site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alteration of terrain necessary for development.
 - d. Site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.
 - e. The architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.

B. Regulations in Primary Ridgeline Areas, Secondary Ridgeline Areas, and Blue-Line Stream Areas

1. All subdivisions, development, building, construction, and grading in the ROS and R1R zones shall be regulated by Sections 16.04.030, 16.04.033 and 16.04.037 of this Code as related to primary ridgeline areas, secondary ridgeline areas, and blue-line stream areas. Any exception to the standards contained in these sections shall only be made by the planning commission or the city council at a public hearing.

C. Preliminary Schematic Plans Required.

1. A "preliminary schematic plan" shall be required for all tentative tract and tentative parcel map applications located in the ROS and R1R zones pursuant to the requirements of Section 16.12.050 of this Code.
2. All buildings and structures in the ROS and R1R zones shall comply with the "preliminary schematic plan" approved in conjunction with any tentative tract or tentative parcel map application, where applicable.

D. Density.

1. The maximum allowable density for any residential subdivision including parcel maps for the ROS zone and excluding parcel maps for the R1R zone shall depend on the average current slope of the entire area within the project including primary and secondary ridgeline areas and blue-line

stream areas. The average current slope of a parcel of land shall be computed in accordance with the provisions of Section 30.70 of this title. The density for property shall be computed in accordance with the following:

Table 30.11 – C

S	D	S	D
0 - 5.0%	3.00	40.1 - 45.0%	0.96
5.1 - 10.0%	2.70	45.1 - 50.0%	0.80
10.1 - 15.0%	2.42	50.1 - 52.0%	0.65
15.1 - 20.0%	2.13	52.1 - 54.0%	0.60
20.1 - 25.0%	1.87	54.1 - 56.0%	0.55
25.1 - 30.0%	1.61	56.1 - 58.0%	0.51
30.1 - 35.0%	1.37	58.1 - 60.0%	0.48
35.1 - 40.0%	1.15	60.1% or above	0.45

The letters shall have the following significance:

D = Maximum allowable density in dwelling units per gross acre.

S = Average current slope.

In no event shall the density be restricted to less than forty-five hundredths (0.45) dwelling units per acre. When the subdivision covers an area to be developed in more than one (1) unit of area, the first unit of area shall meet the density requirements set forth herein. Each succeeding unit of area, which combined with the prior units of area, shall meet the average density requirements set forth herein. Where the development is in more than one (1) underlying residential zone, the number of allowable dwelling units must be separately calculated for each portion of the development that is in a separate zone and must then be combined to determine the number of dwelling units allowable in the entire development. The distribution of dwelling units within the development is not to be affected by existing underlying zoning boundaries and the provisions of this section shall control.

While clustering of dwelling units may be desirable to accomplish sensitive development, the net effective density within any portion of the subdivision shall not exceed one and one-half (1 1/2) dwelling units per acre. Net effective density is the density of that area occupied by building envelopes within any portion of the subdivision excluding areas with an average current slope less than thirty (30) percent.

E. Height. No primary building in the R1R and ROS zones shall exceed 2 stories in height or exceed a height of 32 feet pursuant to the definition of height set forth in this title. An additional 3 feet in

height shall be permitted for any roofed area having a minimum roof pitch of 3 feet vertical in twelve horizontal. An additional story shall be permitted where the primary building is located on a portion of a lot having an average current slope of 40% (21.8 degrees) or steeper. The portion of a lot to be measured for the purpose of this section shall be the smallest possible polygon, in terms of area, necessary to enclose the primary building and having a maximum of 4 sides.

F. Open Space. A minimum of forty (40) percent of the site area in the ROS and R1R zones shall be ungraded open space for any lot exceeding an average current slope of thirty (30) percent. In the case of new tentative tract maps, the required open space can be distributed throughout the subdivision.

G. Supporting Structures. All supporting structures below enclosed occupiable living spaces or garages which are exposed above the ground surface shall be fully enclosed by walls or suitable construction.

30.11.050 – Residential District Additional R-3050, R-2250, R-1650, and R-1250 Development Standards. The following standards shall apply in the R-3050, R-2250, R-1650, and R-1250 zones.

A. Dwelling Unit Size.

The gross floor area of any dwelling unit shall be not less than provided herein. For the purpose of this section, dens, studies or other similar rooms which may be used as bedrooms shall be considered as bedrooms. Living rooms, dining rooms, kitchens, or bathrooms shall not be considered as bedrooms except that separate dining rooms in efficiency units or rooms that could be converted into additional bedrooms shall be considered as bedrooms.

1. Efficiency and one (1) bedroom units: six hundred (600) square feet.
2. Two (2) bedroom units: eight hundred (800) square feet.
3. Three (3) or more bedroom units: one thousand (1,000) square feet. (Prior code § 30-1008)

B. Private Outdoor Space.

A minimum private outdoor space of forty (40) square feet shall be provided for each dwelling unit. Such private outdoor space shall be designed as a patio, deck, or balcony and shall have a minimum length or width of four (4) feet and shall be directly accessible and an integral part of the dwelling unit which it serves.

C. Common Outdoor Space.

A minimum common outdoor space of two hundred (200) square feet shall be provided per dwelling unit for the first twenty-five (25) dwelling units on a lot; a minimum common outdoor space of one hundred fifty (150) square feet shall be provided per dwelling unit for the second twenty-five (25) dwelling units on a lot; a minimum common outdoor space of one hundred (100) square feet shall be provided per dwelling unit for each additional dwelling unit above fifty (50) on a lot. Any common outdoor space shall have a minimum level surface dimension of ten (10) feet and a minimum area of two hundred (200) square feet.

Landscaping and seating shall be permanently integrated into all required common outdoor spaces. No street front setback area or street side setback area shall be used for common outdoor space. The

developer shall pay an amount of money, established by the city council as a parks fee, to be used by the city for the purpose of fulfillment of recreational demand created by the project.

D. Distance Between Dwellings.

Exterior walls of separate buildings containing dwelling units on the same lot shall be separated by a minimum distance of twelve (12) feet. 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 twelve (12) 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.

E. Rooftop Equipment.

For regulations concerning rooftop equipment, see Section 30.30.020 of this title.

F. Fences and Walls.

For regulations concerning fences and walls, see Chapter 30.30.010.

G. Trash Collection Areas.

For regulations concerning trash collection areas, see Chapter 30.30.030.

H. Access to Dwelling Units.

An elevator shall be provided to serve all stories in a building containing more than three (3) dwelling units where the floor area of any dwelling unit is located only on the third story and other dwelling units are located on the first and second stories.

I. Laundry Facilities.

Laundry facilities shall be provided to serve all 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 less 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 an accessible location and shall have at least one (1) washer and one (1) dryer for each ten (10) dwelling units, maintained in operable condition and accessible to all tenants daily between the hours of 7:00 a.m. and 10:00 p.m.

J. Storage Space-Private.

A minimum of ninety (90) cubic feet of private storage space shall be provided for each dwelling unit outside such unit unless a private attached garage serving only the dwelling unit is provided. Such private storage space shall have a minimum horizontal surface area of twenty-four (24) square feet and shall be fully enclosed and lockable.

30.11.060 – Residential District Lot Size

A. ROS.

The minimum lot size for subdivision purposes, including parcel maps, and for lot line adjustment purposes in the ROS zone shall be twelve thousand (12,000) square feet except as indicated below. For purposes of lot line adjustment, the minimum lot size shall be seven thousand five hundred (7,500) square feet where the original lots involved were created before June 26, 1986; provided, there is no reduction in the number of lots having a lot area of at least twelve thousand (12,000) square feet, and where all of the lots after adjustment of property lines contain an existing single-family residential dwelling. The minimum lot size for purposes of constructing a new dwelling unit on lots divided prior to June 26, 1986 is seven thousand five hundred (7,500) square feet. Nothing in this section shall prohibit the repair, alteration or enlargement of any structure or building existing on any such previously divided lot not meeting the minimum land area requirement.

B. R1R.

The minimum lot size for subdivision purposes, including parcel maps, and for lot line adjustment purposes in the R1R zone shall be twelve thousand (12,000) square feet except as indicated below. For purposes of lot line adjustment, whereby no additional lots are created, the minimum lot size shall be seven thousand five hundred (7,500) square feet where the original lots involved were created before June 26, 1986, and where there is no reduction in the number of lots having a lot area of at least twelve thousand (12,000) square feet, and where all of the lots after adjustment of property lines contain an existing one (1) residential dwelling. The average size for parcel map subdivision purposes in the R1R zone shall be thirty thousand (30,000) square feet except for site areas with an average current slope less than thirty (30) percent. The minimum lot size for purposes of constructing a new dwelling unit on lots divided prior to June 26, 1986 is seven thousand five hundred (7,500) square feet. Nothing in this section shall prohibit the repair, alteration or enlargement of any structure or building existing on any such previously divided lot not meeting the minimum land area requirement.

C. R1.

The minimum lot size for subdivision purposes in the R1 zone shall be five thousand five hundred (5,500) square feet. However, for parcels or units of land divided before June 26, 1986, the minimum land area is five thousand (5,000) square feet, provided that nothing in this section shall prohibit the repair, alteration or enlargement of any structure or building existing on any such previously divided parcel or unit of land not meeting said minimum land area requirement.

30.11.070 – Residential District Setback Requirements and Exceptions

A. Street Front Setback.

In the ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zones, no person shall construct, locate or maintain within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General exceptions.

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a set-back area;
 - b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches.
 - c. Flagpoles limited to one (1) per site.
 - d. Footings and public utility vaults if fully subterranean;
 - e. Landscape accent lighting not to exceed eighteen (18) inches in height;
 - f. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction, except that retaining walls shall not be used to create light and ventilation wells as an intrusion into a front setback area and;
 - g. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps, ramps, and landings may project into the required setback area for a distance of three (3) feet in the ROS, R1R and R1 zones; four (4) feet in the R-3050, R-2250, R-1650, R-1250. A pedestrian ramp that has a maximum slope of one vertical to 12 horizontal shall be allowed in any portion of the setback area.
 - h. Circular driveways shall be a permitted exception on lots having a minimum width of sixty (60) feet and where buildings or structures are set back not less than twenty-five (25) feet from the property line. The outer turning radius of a circular driveway shall be a minimum of twenty-five (25) feet. Circular driveways shall be used only for the temporary storage of motor vehicles and shall not be used in lieu of required off-street parking spaces. In the ROS, R1R and R1 zones only, a driveway shall not occupy more than forty-five (45) percent of the street setback area measured from a line fifteen (15) feet back from the street right-of-way line except for flag lots and lots located on the curve of a cul-de-sac.
 - i. Lampposts adjacent to walkways, stairways and driveways not to exceed a height of five (5) feet. In the ROS, R1R and R1 zones only, there shall be no more than two (2) lampposts on lots less than sixty (60) feet wide at the front setback line and no more than four (4) lampposts on lots that are sixty (60) feet wide or greater at the front setback line;
 - j. Fences and walls located within the street front setback or within the street side setback within the "H" Overlay Zone in compliance with Chapter 30.21.
- 2. Additional exception in the ROS, R1R and R1 zones.** In the ROS, R1R and R1 zones, necessary railings to comply with Building Code requirements adjacent to driveways or stairways which are either elevated above the ground surface or depressed below the ground surface shall be permitted in the street front setback area.
- 3. Additional exceptions for R-3050, R-2250, R-1650, R-1250 zones.**
- a. In the R-3050, R-2250, R-1650, R-1250 zones, fire department connections and standpipes, not to exceed a height of twenty-four (24) inches are permitted in required street front setback

area. To the greatest extent possible, such fire equipment shall be incorporated into landscaped areas and located adjacent to walls, landings, stairways, driveways or other locations to minimize the visual impact.

b. In the R-3050, R-2250, R-1650, R-1250 zones, necessary railings adjacent to stairways.

4. Storage prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises. No required setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna for more than 72 hours at a time except as provided for in this title.

B. Street Side Setback.

In the ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zones, no person shall construct within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or other improvement or structure except:

1. General exceptions.

- a. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches.
- b. Flagpoles, limited to one (1) per site.
- c. Footings and public utility vaults if fully subterranean.
- d. Landscape accent lighting not to exceed eighteen (18) inches in height.

2. Additional exceptions in the ROS and R1R zones. In the ROS and R1R zones, the following may be permitted in the required street side setback area:

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a set-back area. Circular driveways shall be a permitted exception on lots having a minimum width of sixty (60) feet and where buildings or structures are set back not less than twenty-five (25) feet from the property line. The outer turning radius of a circular driveway shall be a minimum of twenty-five (25) feet. Circular driveways shall be used only for the temporary storage of motor vehicles and shall not be used in lieu of required off-street parking spaces. A driveway shall not occupy more than forty-five (45) percent of the street setback area measured from a line fifteen (15) feet back from the street right-of-way line except for flag lots and lots located on the curve of a cul-de-sac.
- b. Necessary railings to comply with Building Code requirements adjacent to driveways or stairways which are either elevated above the ground surface or depressed below the ground surface;
- c. Lampposts adjacent to walkways, stairways and driveways not to exceed a height of five (5) feet. There shall be no more than two (2) lampposts on lots less than sixty (60) feet wide at

the front setback line and no more than four (4) lampposts on lots that are sixty (60) feet wide or greater at the front setback line;

- d. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction, except that retaining walls shall not be used to create light and ventilation wells as an intrusion into a front setback area and;
- e. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps, ramps, and landings may project into the required setback area for a distance of three (3) feet. A pedestrian ramp that has a maximum slope of one vertical to 12 horizontal shall be allowed in any portion of the setback area.

3. Additional exceptions in the R1 zone. In the R1 zone, the following may be permitted in the required street side setback area:

- a. Driveways and walks provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area. Circular driveways shall be a permitted exception on lots having a minimum width of sixty (60) feet and where buildings or structures are set back not less than twenty-five (25) feet from the property line. The outer turning radius of a circular driveway shall be a minimum of twenty-five (25) feet. Circular driveways shall be used only for the temporary storage of motor vehicles and shall not be used in lieu of required off-street parking spaces. In no event shall a driveway occupy more than forty-five (45) percent of the street setback area.
- b. Necessary railings adjacent to stairways and ramps.
- c. Lampposts adjacent to walkways, stairways and driveways not to exceed a height of five (5) feet. Lampposts shall not exceed two (2) lampposts on lots less than sixty (60) feet wide at the front setback line and no more than four (4) lampposts on lots that are sixty (60) feet wide or greater at the front setback line.
- d. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction.

4. Additional exceptions in the R-3050, R-2250, R-1650, R-1250 zones. In the R-3050, R-2250, R-1650 and R-1250 zones, the following may be permitted in the required street side setback area:

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area.
- b. Fire department connections and standpipes, not to exceed a height of twenty-four (24) inches. To the greatest extent possible, such fire equipment shall be incorporated into landscaped areas and located adjacent to walls, landings, stairways, driveways or other locations to minimize the visual impact.

- c. Lampposts adjacent to walkways, stairways and driveways, not to exceed a height of five (5) feet.
 - d. Necessary railings on top of subterranean and semi-subterranean garages.
 - e. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction.
 - f. Subterranean and semi-subterranean parking garages shall be set back a minimum of five (5) feet from the street side property line. Such parking garages may include equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside facing the street except for necessary ventilation.
 - g. Additions to any existing residential dwelling unit where only one (1) residential dwelling unit exists on the lot and for which a building permit has previously been issued for the dwelling unit prior to December 14, 1995, shall be set back a minimum of six (6) feet from any side property line abutting a street.
- 5. Storage prohibited.** No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises. No required setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna for more than 72 hours at a time except as provided for in this title.

C. Interior Setback.

In the ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zones, no person shall construct, locate or maintain within the space between a property line and an interior setback line, any building, wall, fence or structure except:

1. General exceptions.

- a. Boundary line fences and freestanding (non-retaining) walls may be located along the interior property lines or within interior setback areas, but may not encroach into the street setback area.
- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches, provided they do not project closer than thirty (30) inches to an interior property line.
- c. Footings and public utility vaults if fully subterranean.
- d. Fireplaces and chimneys may project into the required interior setback area a maximum of two (2) feet for a length of ten (10) feet measured parallel to the building.
- e. Utility meters.

2. Additional exceptions in the ROS, R1R and R1 zones. In the ROS, R1R and R1 zones, the following may be permitted in the required interior setback area:

- a. In the ROS and R1R zones only, retaining walls under three (3) feet in height may be located anywhere within the interior setback areas. Retaining walls at least three (3) feet and but under eight (8) feet in visible height may be located no closer than five (5) feet to any interior property line. See Section 30.30.010.B for additional regulations on the height of retaining walls.
 - b. Detached private garages.
 - c. Driveways and walks.
 - d. Mechanical equipment, including water heaters, when screened or enclosed shall not be required to set back from an interior property line.
 - e. Railings adjacent to stairways.
 - f. Swimming pools and spas shall be set back a minimum of three (3) feet from any interior property line, such distance being measured to the edge of the water.
 - g. In the case of subdivisions in the ROS and R1R zones with a "preliminary schematic plan" building envelope location requirement (see Section 30.11.040), structures may be closer to the interior property line, provided the setback between building envelopes is at least twenty (20) feet.
 - h. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area three (3) feet for a length of fourteen (14) feet measured parallel to the building. A pedestrian ramp that has a maximum slope of one vertical to 12 horizontal shall be allowed in any portion of the setback area.
 - i. Existing porte cocheres that are over an existing driveway and existing wing walls, provided the porte cochere or wing wall was legally constructed prior to December 14, 1995.
- 3. Additional exceptions in the R-3050, R-2250, R-1650, R-1250 zones.** In the R-3050, R-2250, R-1650 and R-1250 zones, the following may be permitted in the required interior setback area:
- a. Driveways and walks, except where abutting the ROS, R1R or R1 zones.
 - b. Detached private garages on a lot where all vehicular access to parking spaces is gained from an alley.
 - c. Attached and detached private garages not exceeding a height of fifteen (15) feet on lots less than sixty-one (61) feet wide shall have a minimum interior setback of five (5) feet.
 - d. Subterranean parking garages, except where abutting the ROS, R1R or R1 zones.
 - e. Swimming pools and spas shall be set back a minimum of four (4) feet from any interior property line, except where abutting the ROS, R1R or R1 zones, such distance being measured to the edge of the water.

- f. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building, except where abutting the ROS, R1R or R1 zones. A pedestrian ramp that has a maximum slope of one vertical to 12 horizontal shall be allowed in any portion of the setback area.
- g. Railings, walls on top of roof deck balconies with a maximum height of forty-five (45) inches.
- h. Semi-subterranean parking garages shall have a minimum interior setback of five (5) feet. Semi-subterranean parking garages not extending more than three (3) feet above grade may project completely to the interior property line, except where abutting the ROS, R1R or R1 zones, provided that the combined height of the garage and any solid wall or fence on top of the garage in the setback area does not exceed six and one-half (6 -½) feet above the adjacent ground level and the garage is located immediately adjacent to the interior property line.
- i. Additions to any existing residential dwelling unit where only one (1) residential dwelling unit exists on the lot and for which a building permit has previously been issued for the dwelling unit prior to December 14, 1995, shall be set back a minimum of six (6) feet from any interior property line.

4. Storage prohibited. No required interior setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna for more than 72 hours at a time except as provided for in this title.

30.11.080 – Merger of Contiguous Parcels. The following regulations shall apply in the ROS, R1R and R1 zones, only.

- A. For contiguous parcels or units held by the same owner of record, if one (1) of such parcels or units does not conform to standards for minimum parcel size set forth in this chapter, such parcels may be merged if all of the following requirements are satisfied:
 - 1. At least one (1) of the affected parcels is undeveloped by any structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is developed only with an accessory structure or accessory structures, or is developed with a single structure, other than an accessory structure, that is also partially sited on a contiguous parcel or unit.
 - 2. With respect to any affected parcel, one (1) or more of the following conditions exists:
 - i. Comprises less than five thousand (5,000) square feet in area at the time of the determination of merger; or
 - ii. Was not created in compliance with applicable laws and ordinances in effect at the time of its creation; or
 - iii. Does not meet current standards for sewage disposal and domestic water supply; or
 - iv. Does not meet slope stability standards; or

- v. Has no legal access which is adequate for vehicular and safety equipment access and maneuverability; or
 - vi. Its development would create health or safety hazards; or
 - vii. Is inconsistent with the applicable general plan and any applicable specific plan other than minimum lot size or density standards.
- B. A notice of intention to determine status shall be filed by the director of planning for record with the county recorder and, on the same date, such notice shall be mailed by said director by certified mail to the then current record owner, notifying the owner that the affected parcels may be merged pursuant to the standards specified herein, and advising the owner of the opportunity to request a hearing and present evidence.
- C. The record owner may request a hearing before the city council within thirty (30) days of said notice on determination of status and may present evidence at the hearing that the property does not meet the criteria for merger. A hearing before the city council shall be conducted within sixty (60) days after receipt of the owner's request, unless mutually postponed or continued. Notice of the hearing shall be served on the record owner by the director of planning by certified mail. At the conclusion of the hearing, the city council shall make a determination that the affected parcels are to be merged or are not to be merged and the city clerk shall notify the then current record owner of the city council's determination and shall, within thirty (30) days thereafter, either cause a notice of merger or a release of the notice of intention to determine status to be filed for record with the county recorder. All such notices filed for record shall specify the names of the current record owners and shall particularly describe the real property.
- D. If the property owner fails to request a hearing as provided for herein, the city clerk shall, within ninety (90) days of the recordation of the notice of intention to determine status, cause a notice of merger, or a release of the notice of intention to determine status, specifying the names of the record owners and particularly describing the real property to be filed for record with the county recorder.

Figure 30.11.030 Diagram 1

STREET FRONT SETBACKS FOR BUILDING HEIGHT
IN THE R-2250, R-1650 & R-1250 ZONES

DIAGRAM 1

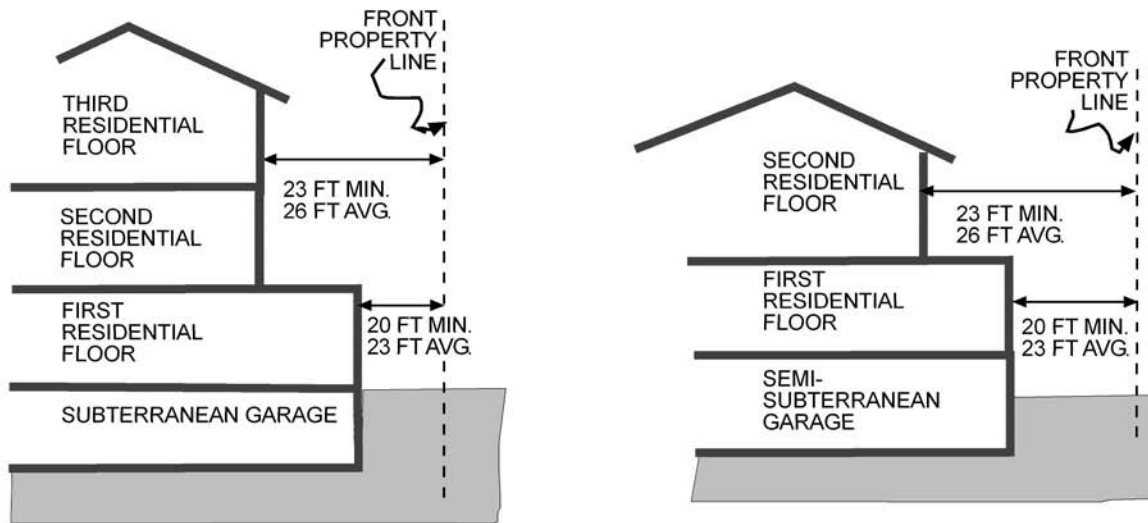


Figure 30.11.030 Diagram 2

STREET SIDE & INTERIOR SETBACKS FOR BUILDING HEIGHT
IN THE R-3050, R-2250, R-1650 & R-1250 ZONES

DIAGRAM 2

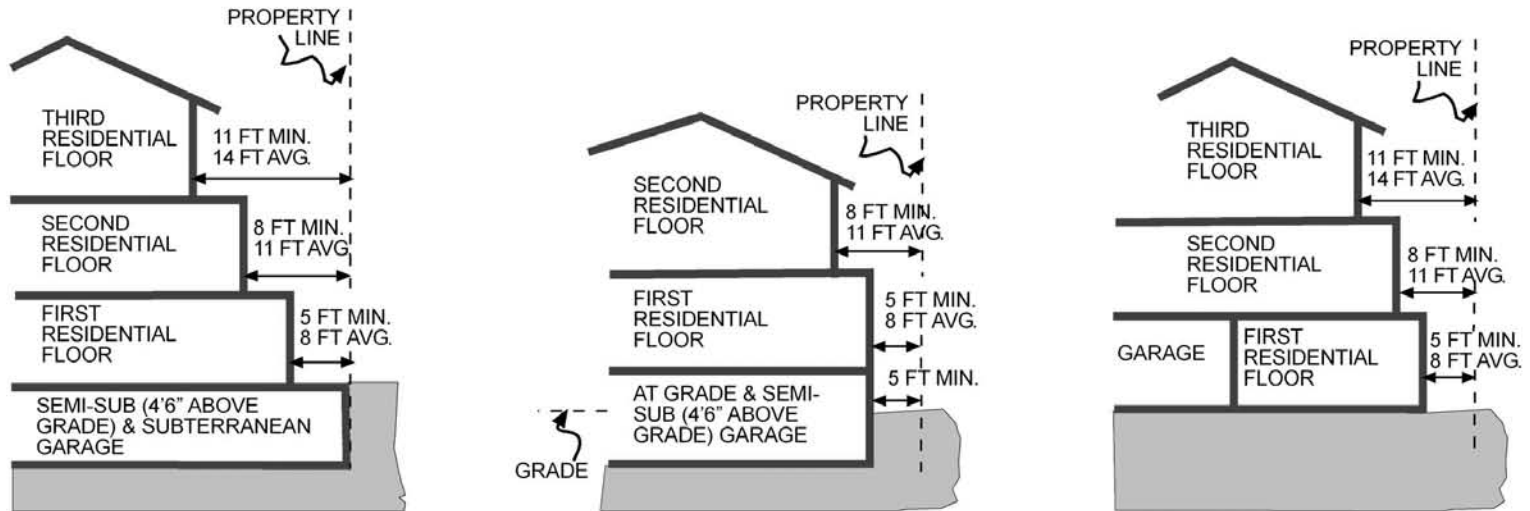


Figure 30.11.030 Diagram 3

