

## CHAPTER 17.22 - RESIDENTIAL ZONES

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### Sections:

- 17.22.010 - Purpose
- 17.22.020 - Purposes of the Residential Zones
- 17.22.030 - Residential zone Allowable Land Uses and Permit Requirements
- 17.22.040 - Residential Zone Site Planning and Building Standards
- 17.22.050 - RE Zone Minimum Lot Area Requirements

### 17.22.010 - Purpose

This Chapter lists the land uses that may be allowed within the Residential zones established by Section 17.12.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### 17.22.020 - Purposes of the Residential Zones

The purposes of the individual residential zones and the manner in which they are applied are as follows.

- A. **RE (Residential Estate) zone.** The RE zone is applied to areas of the City that are appropriate for single dwellings, but where infrastructure limitations and/or environmental constraints limit the ability for development to achieve urban densities. This zone is also used to facilitate annexation to the City. The RE zone is consistent with and implements the Urban Estate Density (UED) designation of the General Plan.
- B. **R-1 (Single Residential) zone.** The R-1 zone is applied to areas of the City that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed City core. The R-1 zone is consistent with and implements the Urban Low Density (ULD) designation of the General Plan.
- C. **R-2 (Two-Family Residential) zone.** The R-2 zone is applied to areas of the City that are appropriate for a mixture of both single and two-family dwellings. The R-2 zone is consistent with and implements the Urban Low Density (ULD) and Urban Medium Density (UMD) designations of the General Plan.
- D. **R-2A (Medium Density Residential) zone.** The R-2A zone is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. The R-2A zone is consistent with and implements the Urban Medium Density (UMD) designation of the General Plan.
- E. **R-3 (Multiple Dwelling Residential) zone.** The R-3 zone is applied to areas of the City that are appropriate for a variety of higher density housing types, located in proximity to parks, schools, and public services. The R-3 zone is consistent with and implements the Urban High Density (UHD) designation of the General Plan.

**17.22.030 - Residential Zone Allowable Land Uses and Permit Requirements**

- A. General permit requirements.** Table 2-7 identifies the uses of land allowed by this Development Code in each residential zone, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. Requirements for certain specific land uses.** Where the last column in Table 2-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Minor Use Permit or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-7  Allowed Land Uses and Permit Requirements for Residential Zones		P	Permitted Use					
		MUP	Minor Use Permit required					
		UP	Use Permit required					
		P/UP	Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise					
		S	Permit requirement determined by specific use regulations					
		—	Use not allowed					
LAND USE TYPE (1)		Permit Required by Zone					Specific Use Regulations	
		R-E	R-1	R-2	R-2A	R-3		
<b>AGRICULTURAL &amp; RESOURCE USES</b>								
	Agricultural accessory structure	P	P	—	—	—		
	Animal keeping	UP	UP	UP	UP	—		
	Backyard Chickens	P	P	—	—	—	17.44.030	
	Crop production, horticulture, orchard, vineyard	P	P	P	—	—		
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY</b>								
	Equestrian facility	UP	—	—	—	—		
	Golf course, country club	UP	UP	UP	UP	UP		
	Library, museum, art gallery	P/UP	P/UP	P/UP	P/UP	P/UP		
	Meeting facility, public or private	UP	UP	UP	UP	UP		
	Park, playground	P/UP	P/UP	P/UP	P/UP	P/UP		
	School, private	UP	UP	UP	UP	UP		
	School, public	P/UP	P/UP	P/UP	P/UP	P/UP		
<b>RESIDENTIAL</b>								
	Dwelling - Multi-family - Duplex, triplex, fourplex	—	—	P	P	P	17.44.160	
	Dwelling - Multi-family - Rowhouse	—	—	—	P	P	17.44.160	
	Dwelling - Single	P	P	P	P	P	17.44.210	
	Home occupation	P	P	P	P	P	17.44.100	
	Mobile Home Parks	—	UP	UP	UP	UP	17.44.150	
	Residential accessory use or structure	P	P	P	P	P	17.44.020	
	Residential care, 6 or fewer clients, in a home	P	P	P	P	P		
	Residential care, 7 or more clients	UP	UP	UP	UP	UP		
	Rooming or boarding house	—	UP	UP	UP	MUP		
	Second unit or carriage house	P	P	P	P	P	17.44.190	
	Transitional and Supportive housing	P	P	P	P	P		
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b>								
	Medical services - Extended care	UP	UP	UP	UP	UP		
<b>SERVICES - GENERAL</b>								
	Cottage Food Operations	P	P	P	P	P		
	Day care - Child or adult day care center	UP	UP	UP	UP	UP	17.44.060	
	Day care - Large family day care home	MUP	MUP	MUP	MUP	MUP	17.44.060	
	Day care - Small family day care home	P	P	P	P	P		
	Hosted short term rental units	—	P	—	—	—	17.44.205 B	
	Vacation rental unit	—	MUP	—	—	—	17.44.205 C	
	Public safety facility	P/UP	P/UP	P/UP	P/UP	P/UP		
<b>TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE</b>								
	Utility facility	UP	UP	UP	UP	UP		

### 17.22.040 - Residential Zone Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-8 and 2-9, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-8 - RE, R-1, AND R-2 ZONE DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zone		
	RE Rural Estate	R-1 Single Residential	R-2 Low Density Residential
<b>Lot size</b>	Minimum area and width required for each lot in a new subdivision, provided that overall subdivision density shall also comply with the General Plan.		
Minimum area	1 acre	6,000 sf	5,000 sf
Minimum width	120 ft average frontage	60 ft for interior lot; 70 ft for corner lot.	
<b>Density</b>	Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.		
	1 unit per lot		8 units/acre, 5,400 sf of site area per unit
	One second unit may also be allowed on a lot with a single dwelling in compliance with Section 17.44.190 (Second Units).		
<b>Setbacks</b>	Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.		
Front	50 ft from a local street centerline; 20 ft plus 2 the ultimate ROW from the centerline of a street shown in the Circulation Element or a specific plan.	15 ft for the building facade, 5 ft for a front porch; or the average of the two adjacent primary dwellings; or the same as the adjacent primary dwelling if only one adjacent lot is developed.	
Side - Interior (each)	5 ft		
Side - Street side	40 ft from a local street centerline; 10 ft plus 2 the ultimate ROW from the centerline of a street shown in the Circulation Element or a specific plan.	20% of lot width, to a maximum requirement of 15 ft.	
Rear	20 ft	20% of lot depth, with a minimum of 10 ft and a maximum requirement of 20 ft.	
Garage front	5 ft back from street-facing facade of primary structure		
Accessory structures	See 17.44.020 (Accessory Uses and Structures)		

TABLE 2-8 - RE, R-1, AND R-2 ZONE DEVELOPMENT STANDARDS (Continued)

Development Feature	Requirement by Zone		
	RE Rural Estate	R-1 Single Residential	R-2 Low Density Residential
Site coverage	Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.		
Maximum coverage	40%; 60% with Use Permit approval	50%	
Height limit	Maximum allowable height of structures. See Section 17.30.050 for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft	35 ft, 2 stories	
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)		
Landscaping	See Chapter 17.34 (Landscaping Standards)		
Parking	See Chapter 17.36 (Parking and Loading)		
Signs	See Chapter 17.38 (Signs)		

TABLE 2-9 - R-2A AND R-3 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	R-2A Medium Density Residential	R-3 Multi-Unit Residential
<b>Lot size</b>	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	10,000 sf	
Minimum width	70 ft for interior lot; 75 ft for corner lot.	
<b>Density</b>	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	3,500 sf of site area per unit.	2,000 sf of site area per unit.
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.</i>	
Front	15 ft for the building facade, 5 ft for a front porch; or the average of the two adjacent primary dwellings; or the same as the adjacent primary dwelling if only one adjacent lot is developed.	15 ft for the building facade, 5 ft for a front porch; or the average of the two adjacent primary dwellings; or the same as the adjacent primary dwelling if only one adjacent lot is developed.
Side - Interior (each)	5 ft	
Side - Street side	20% of lot width to a maximum requirement of 15 ft.	

TABLE 2-9 - R-2A AND R-3 ZONE DEVELOPMENT STANDARDS (Continued)

Development Feature	Requirement by Zone	
	R-2A Medium Density Residential	R-3 Multi-Unit Residential
Rear	N.A.	20% of lot depth, with a minimum of 10 ft and a maximum requirement of 20 ft.
Garage front	5 ft back from street-facing facade of primary structure	
Accessory structures	See 17.44.020 (Accessory Uses and Structures)	
Site coverage	Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.	
Maximum coverage	40%	50%
Height limit	Maximum allowable height of structures. See Section 17.30.050 for height measurement requirements, and height limit exceptions.	
Maximum height	35 ft, 3 stories*	
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	
* All heights measured from finished grade to eaves or base of parapet		