

Chapter 18.38 – Residential Districts

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Section 18.38.010 Purpose

The purpose of this chapter is to establish residential zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city’s general plan residential land use categories (Estate Residential, Low Density Residential, Downtown Residential, Medium Density Residential, and High Density Residential).

Section 18.38.020 Characteristics of the Residential Districts

The following descriptions of each residential zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district.

- A) Estate Residential (ER) Zoning District. This district is applied to areas of the city where development is limited to very low density concentrations of single-family dwellings. The zone implements the general plan’s Estate Residential land use designation by allowing residential developments at an intensity of at or less than 1.0 dwelling units per gross acre. The ER district is intended to stabilize and protect the low-intensity residential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for detached single-family dwellings and the services appurtenant thereto.

- B) Low Density Residential (LR) Zoning District. This district is applied to areas of the city where development is limited to low density concentrations of single-family dwellings. The zone implements the general plan’s Low Density Residential land use designation by allowing residential developments between 1.1 and 5.0 dwelling units per gross acre. The LR district is intended to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for detached single-family dwellings and the services appurtenant thereto. This district includes two variations: Low Density Residential, narrow (LR-n) has the standard side yard setbacks of 5’-0” and Low Density Residential, wide (LR-w)

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which has a minimum building separation of 15'-0." The later district is intended to require increased separation between single family homes.

- C) **Downtown Residential (DR) Zoning District.** The district implements the general plan's Downtown Residential land use designation by allowing for residential development between 3.1 and 10.0 dwelling units per gross acre. The DR district is intended to stabilize and protect the residential characteristics of the district, to promote and encourage a suitable residential environment, and to provide for single-family detached and attached homes, duplexes, secondary residential units, and the services appurtenant thereto.
- D) **Medium Density Residential (MR) Zoning District.** This district designates property for the development of a wide range of housing types with a density range between 12.1 and 20.0 dwelling units per gross acre. The zone implements the general plan's Medium Density Residential land use designation and is intended for higher-density single-family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower-density residential neighborhoods of the city and the commercial centers.
- E) **High Density Residential (HR) Zoning District.** This district designates property for the development of residential uses with a density between 20.1 and 40.0 dwelling units per gross acre. The zone implements the general plan's High Density Residential land use designation and is intended for higher-density residential development, such as apartments, condominiums, lofts, and other multi-story residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers. High-density residential development is designed to be pedestrian- and transit-friendly.

Section 18.38.030 Allowed Land Uses and Permit Requirements

Table 18.38.030-1 below identifies allowed uses and corresponding permit requirements for the residential zoning districts subject to compliance with Chapter 18.34 (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 (Definitions). The Specific Use Regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "CUP" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

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**Table 18.38.030-1
Permitted Use Matrix for Residential Districts**

	Residential Zoning District (See Section 18.38.020 for descriptions)					Special Use Regulations
	ER	LR (n,w)	DR	MR	HR	
Residential Uses						
Duplexes ¹	AR	AR	AR	AR	AR	
Family day care home (large)	CUP	CUP	CUP	CUP	CUP	Chapter 18.63
Family day care home (small)	P	P	P	P	P	
Group care facility (large) ²	N	N	N	N	CUP	
Group care facility (small) ²	P	P	P	CUP	CUP	
Live/work units ³	CUP	N	CUP	N	N	Chapter 18.68
Manufactured housing ⁴	P	P	P	P	P	
Mobile homes (accessory)	P	N	N	N	N	
Mobile home parks	N	N	N	CUP	CUP	
Multiple-family units	N	N	CUP	P	P	
Single-family, second units	P	P	P	N	N	Chapter 18.66
Single-family units	P	P	P	CUP	CUP	
Single-family units, attached ¹	N	CUP	CUP	P	CUP	
Transitional housing	CUP	CUP	CUP	CUP	CUP	
Agriculture, Resource, and Open Space Uses						
Agricultural uses ⁵	N	N	N	N	N	
Recreation, Education, and Public Assembly Uses						
Child-care center	CUP ⁶	CUP ⁶	CUP ⁶	CUP	CUP	Chapter 18.63
Community garden and/or farmer's market	CUP	CUP	CUP	CUP	CUP	
Country clubs and related uses	CUP	CUP	CUP	CUP	CUP	
Emergency shelters	CUP	CUP	CUP	CUP	CUP	
Golf courses	CUP	CUP	CUP	CUP	CUP	
Golf driving ranges	CUP	CUP	CUP	CUP	CUP	
Museums/Libraries	CUP	CUP	CUP	CUP	CUP	
Parks, plazas, and playgrounds	CUP	CUP	CUP	CUP	CUP	
Places of worship	CUP	CUP	CUP	CUP	CUP	
Public facility	CUP	CUP	CUP	CUP	CUP	
Temporary uses ⁷	see note	see note	see note	see note	see note	Chapter 18.90
Utility, Transportation, and Communication Uses						
Communication equipment buildings	CUP	CUP	CUP	CUP	CUP	

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	Residential Zoning District (See Section 18.38.020 for descriptions)					Special Use Regulations
	ER	LR (n,w)	DR	MR	HR	
Electric substations ⁸	CUP	CUP	CUP	CUP	CUP	
Public utility structures ⁸	CUP	CUP	CUP	CUP	CUP	
Retail, Service, and Office Uses						
Home occupations ^{9, 10}	AR	AR	AR	AR	AR	
Personal services	N	N	N	N	CUP	
Automobile and Vehicle Uses						
Vehicle storage (large) ¹¹	see note	see note	see note	see note	see note	

Table Notes:

1. Duplexes and halfplexes may be permitted with administrative use review (AR) on corner lots larger than 7,000 square feet.
2. Facility shall be state licensed.
3. See land use classifications in Chapter 18.96 for definition of live/work quarters.
4. Manufactured house on permanent foundations, subject to provisions
5. Agricultural uses to include livestock farming and dairying.
6. Only permitted as an accessory use defined as a Place of Worship or Public Facility.
7. See chapter 18.92
8. Includes electronic substations, including microwave facilities in conjunction there with.
9. Storage, corporation, and repair yards prohibited.
10. Requires a business license and subject to the provisions in Chapter 18.64.
11. No overnight storage or parking of vehicles with a curb weight higher than 10,000 pounds.

Section 18.38.040 Development Standards

The following development standards are applicable to the residential zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and city-adopted design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

**Table 18.38.040-1
Development Standards for Residential Districts**

	Residential Districts (See Section 18.38.020 for descriptions)					
	ER	LR-n	LR-w	DR	MR	HR
Density (units per gross acre) ¹						
Minimum	none	1.1	1.1	3.1	5.1	12.1
Maximum	1.0	5.0	5.0	10.0	12.0	20.0
Setbacks (minimum) ²						
Front yard – general	20'	20'	20'	20'	20'	25'

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	Residential Districts (See Section 18.38.020 for descriptions)					
	ER	LR-n	LR-w	DR	MR	HR
Front yard – living area ³	15'	15'	15''	15'	15'	–
Side – interior lot	5'	5'	5'	5'	5'	15'
Side – street side/ corner lot	10'	10'	10'	10'	10'	25'
Rear yard	20'	20'	20'	20'	20'	20'
Rear – setback to alley ROW	5'	5'	5'	5'	5'	5'
Distance Between Buildings						
Distance between main building and accessory buildings	10'	10'	10'	10'	10'	10'
Distance between accessory buildings	10'	10'	10'	10'	10'	10'
Distance between main buildings	10'	10'	10'	10'	25'	25'
Distance between any wall of a main building containing living room windows and any other wall of a main building	10'	10'	10'	10'	35'	35'
Distance between wall of a single family home and neighboring single family home (primary structure only)	15'	10'	15'	10'	n/a	n/a
Lot Area ^{4, 8}						
Minimum	12,000 sf	6,000 sf	6,000 sf	6,000 sf	9,000 sf ^{5,6}	10,000 sf
Corner Minimum	14,000 sf	7,000 sf,	7,000 sf	7,000sf	n/a	n/a
Lot Dimensions (minimum)						
Width/frontage – interior lot	60'	45'	45'	45'	50'	70'
Width/frontage – corner lot	70'	70'	70'	70'	70'	70'
Average width – cul-de-sac	60'	45'	45'	45'	50'	70'
Frontage – cul-de-sac	40'	35'	35'	35'	35'	50'
Depth	100'	70'	70'	70'	70'	100'
Height (maximum) ⁷						
Primary Structure/Unit	2 stories (32')	2 stories (32')	2 stories (32')	3 stories (45')	2 stories (32')	3 stories (45')
Accessory Structure	1 story (12')	1 story (12')	1 story (12')	1 story (12')	1 story (12')	1 story (12')
Lot Coverage (maximum impervious surface)						
Maximum	40%	70%	70%	80%	75%	75%
Maximum (front yard)	60%	60%	60%	75%	60%	60%

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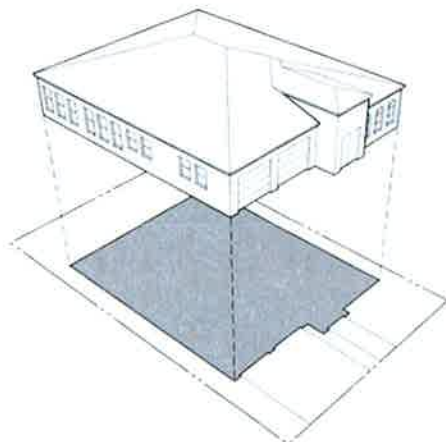
III

	Residential Districts (See Section 18.38.020 for descriptions)					
	ER	LR-n	LR-w	DR	MR	HR
Maximum footprint ⁹	25%	35%	35%	35%	n/a	n/a
Landscaping	See regulations in Chapter 18.78					
Lighting	See regulations in Chapter 18.80					
Fences, Walls and Screening	See regulations in Chapter 18.70					
Parking and Loading	See regulations in Chapter 18.76					
Signs	See regulations in Chapter 18.82					
Projections and Encroachments	See regulations in Section 18.60.030 and Section 18.60.040					

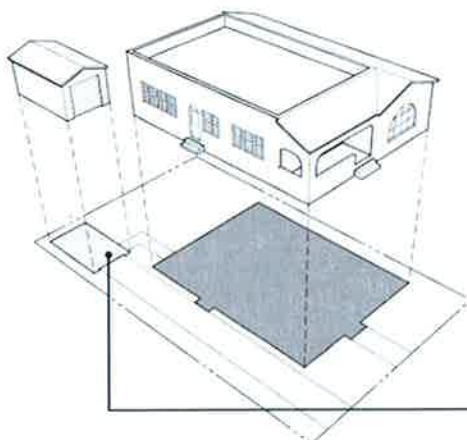
Table Notes:

1. Project may be eligible for a bonus as described in Chapter 18.88.
2. See additional regulations for setbacks and encroachments for accessory structures, fireplaces, architectural features, patios, decks, and fences in Section 18.60.040.
3. Active living space (bedrooms, living rooms, dining areas, porches, etc.) may be set back a minimum of 15 feet. Garages shall be set back a minimum of 20 feet.
4. For uses requiring a conditional use permit, the planning commission may establish alternative minimum lot sizes.
5. Minimum lot size requirements for single-family units in this district are the same as those in the LR district.
6. Only permitted on corner lots..
7. See Section 18.60.030 and Section 18.60.040 for permitted projections into setbacks and exceptions to height limitations. A height increase may also be granted to allow for exceptional architecture or for unique architectural features (e.g., clock tower, church steeple, etc.) through the adjustment process (Section 18.16.110 (Minor Adjustment)).
8. The anti-monotony provisions in Section 18.38.040 (B) apply to all lots smaller than 10,000 square feet.
9. Only applies to single family residential structures. This is the maximum ground floor footprint for the primary residential structure (including attached garages) and does not include accessory structures.

**Figure 18.38.040-1
Maximum Residential Footprint**

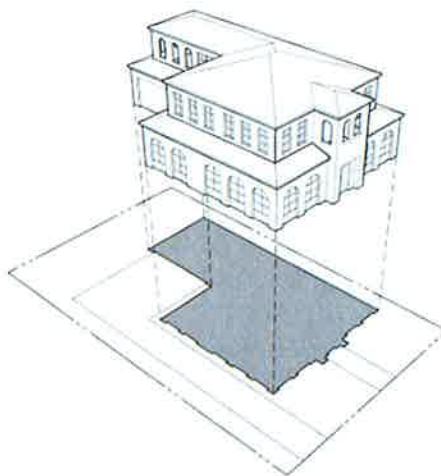


Full Lot Coverage
6,000 sq ft. Parcel
3,800 sq ft. Primary Structure



**35% Lot Coverage,
1 Story Primary Structure**
6,000 sq ft. Parcel
2,100 sq ft. Primary Structure

Exclude Accessory Structure from
Lot Coverage Calculation



**35% Lot Coverage,
2 Story Primary Structure**
6,000 sq ft. Parcel
4,000 sq ft. Primary Structure

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III

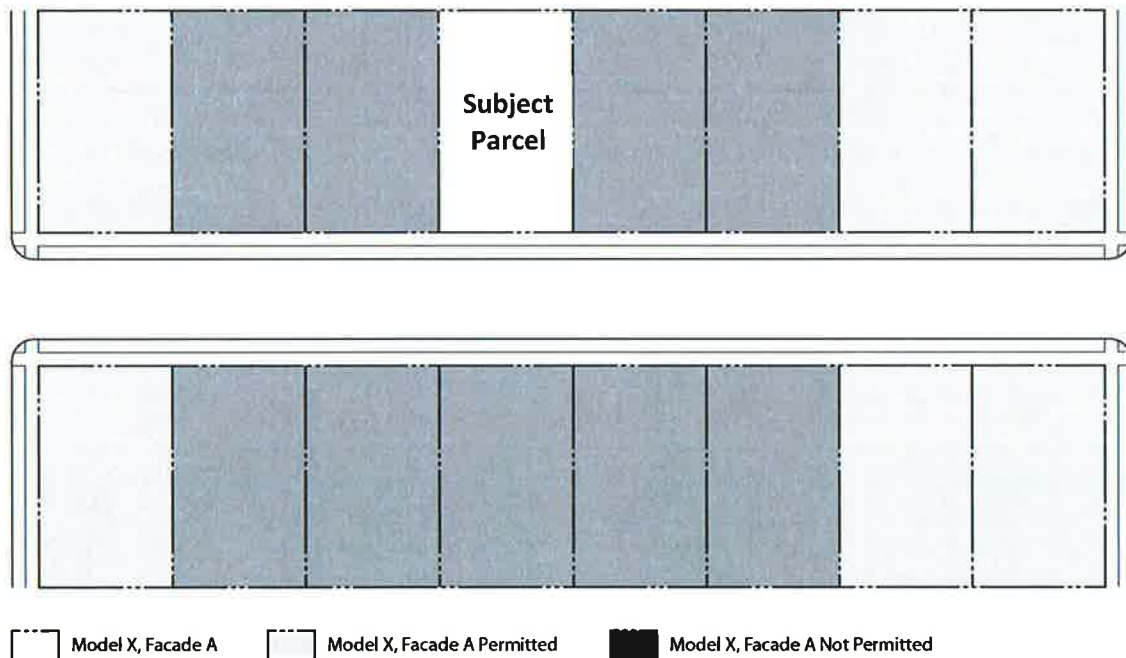
Section 18.38.050 Anti-Monotony Provisions

A. Applicability. The following provisions apply to all residential lots smaller than 10,000 square feet in size. These are considered minimum standard and additional requirements may be applied during the residential design review process.

B. Provisions:

1. No building permit shall be issued for a single family dwelling that is similar in appearance to any dwelling on either side of the same street within a two lot distance. For example, as illustrated in Figure 18.38.040-1 below, all of the homes in dark grey must be different features as identified in this section from the home identified by the white subject parcel.

**Figure 18.38.050-1
Repeating Home Plans not Permitted**



2. Similarity shall be avoided by implementing a minimum of three of the following:

- a. Vary the lot width by more than 10 feet;
- b. Vary the lot size by more than 25%;

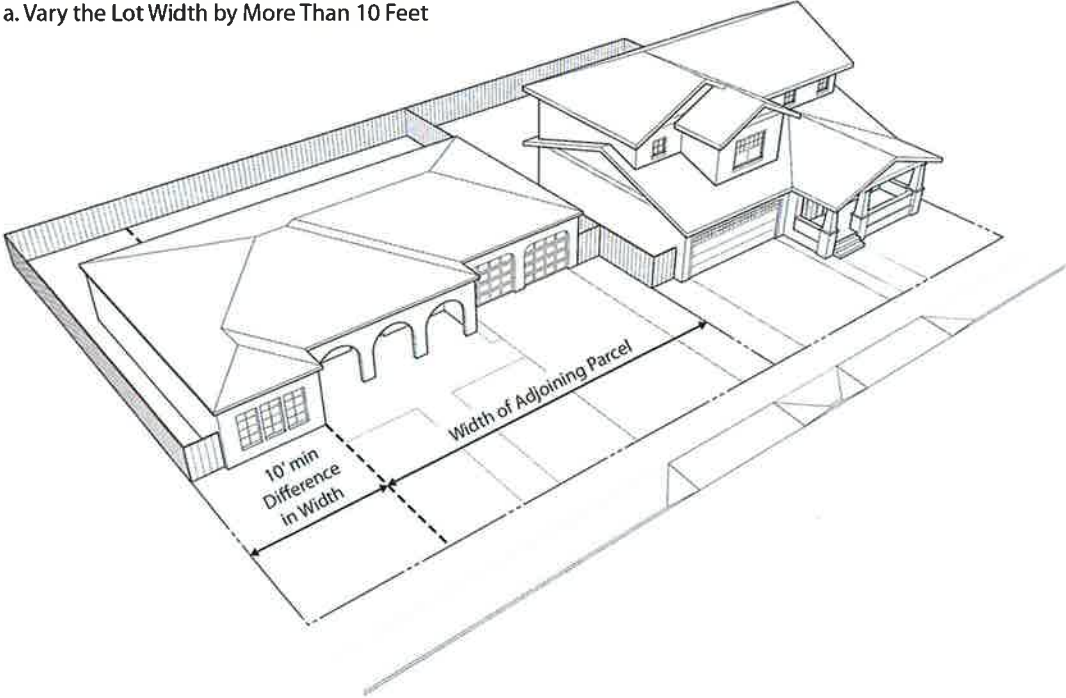
- c. Vary the roof type and / or significantly change the roof pitch;
- d. Increase the building or roof height by more than 8 feet;
- e. Use a different color pallet (e.g. wall, trim and roof color) and/or wall materials and textures;
- f. Vary the front setback distance by more than 5'-0";
- g. Significantly alter the shape of the front elevation silhouette;
- h. Change the relative location, sizes or windows and doors in the front elevation;
- i. Change the relative location of the garage door, if included on the front elevation;
- j. Change the housing architectural style; and/or
- k. Utilize a covered front porch.

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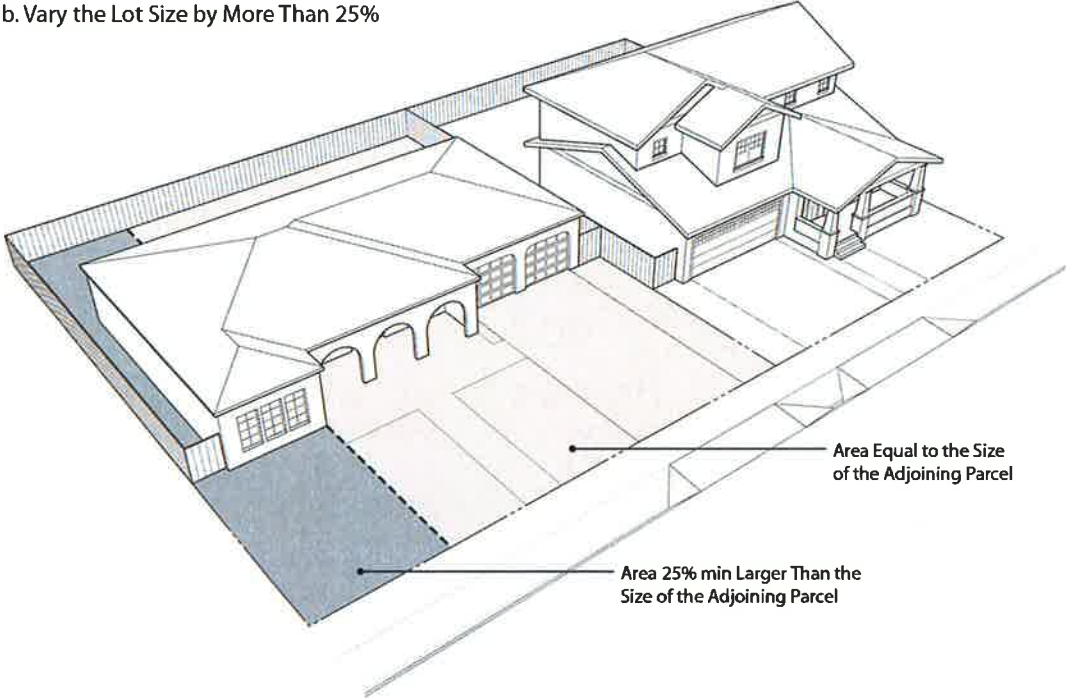


**Figure 18.38.050-2
Anti-monotony Provisions**

a. Vary the Lot Width by More Than 10 Feet

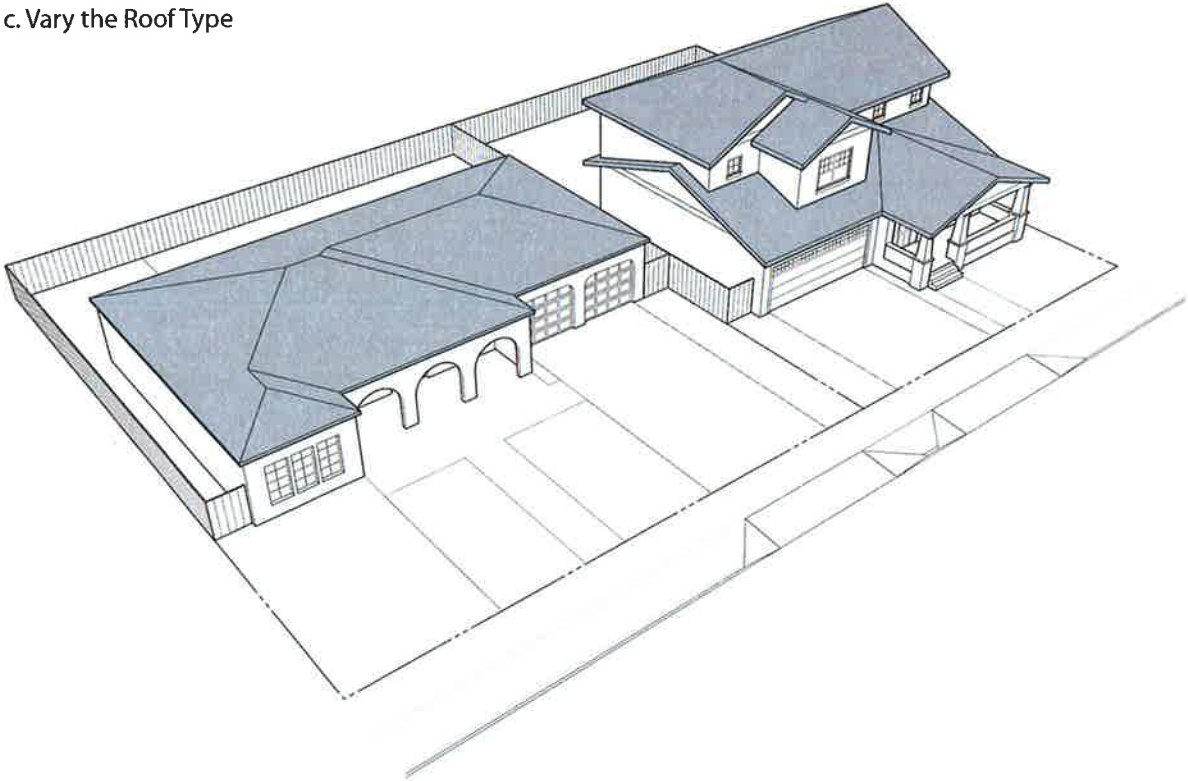


b. Vary the Lot Size by More Than 25%





c. Vary the Roof Type



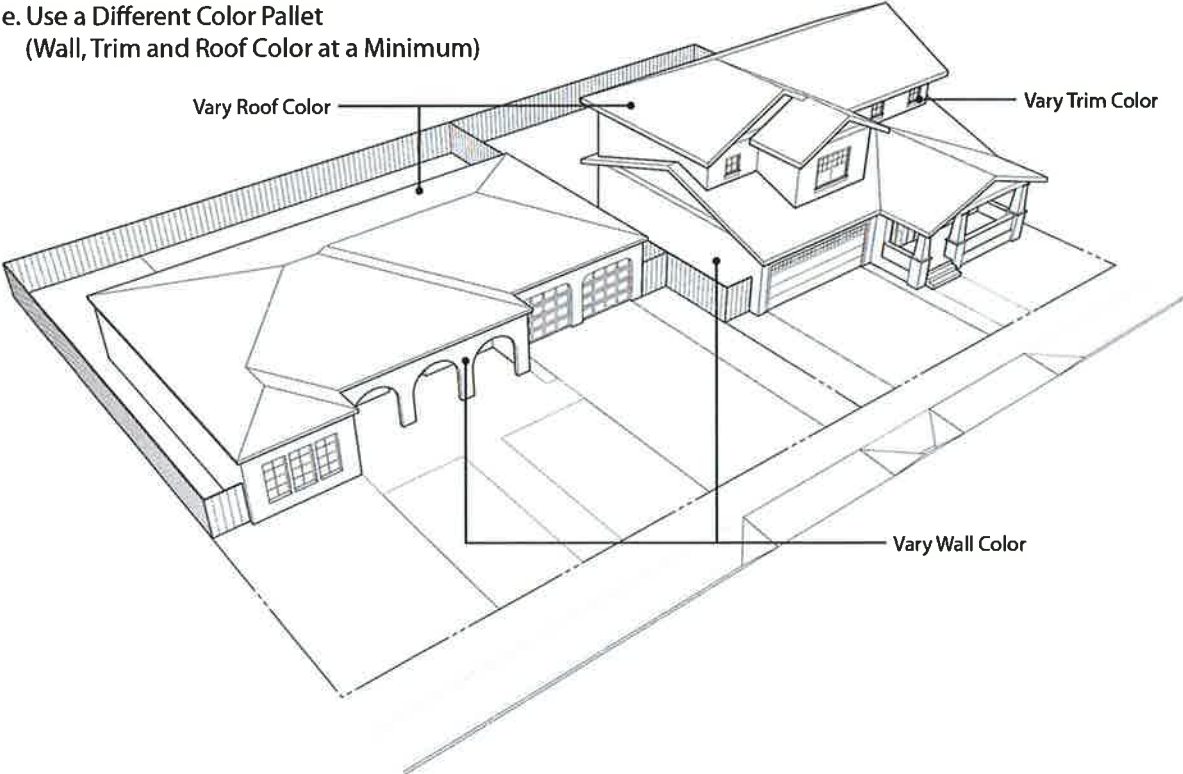
d. Increase the Building or Roof Height by More Than 8 Feet



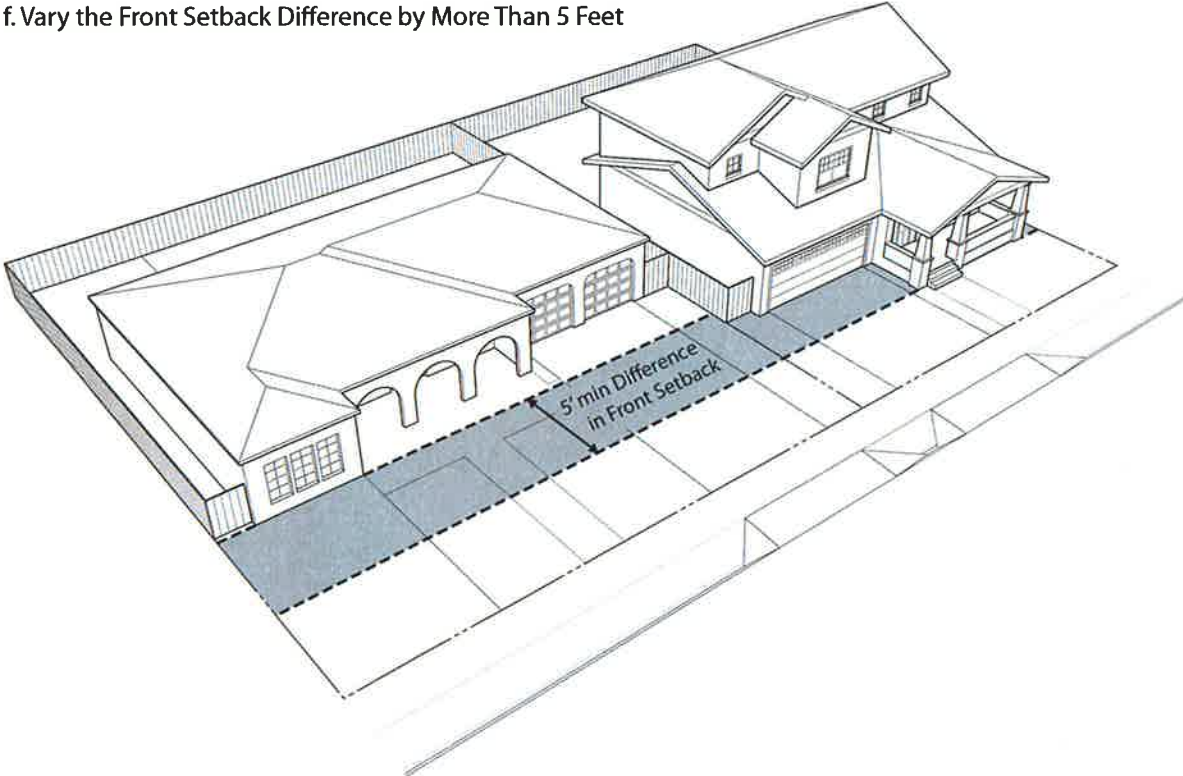
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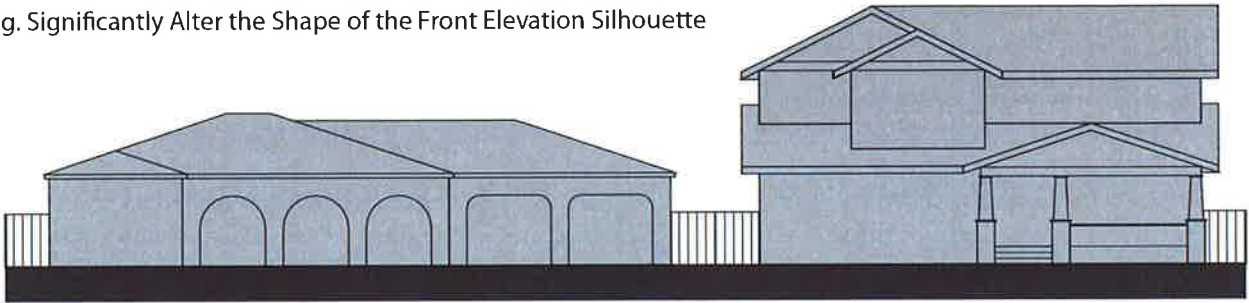
e. Use a Different Color Pallet
(Wall, Trim and Roof Color at a Minimum)



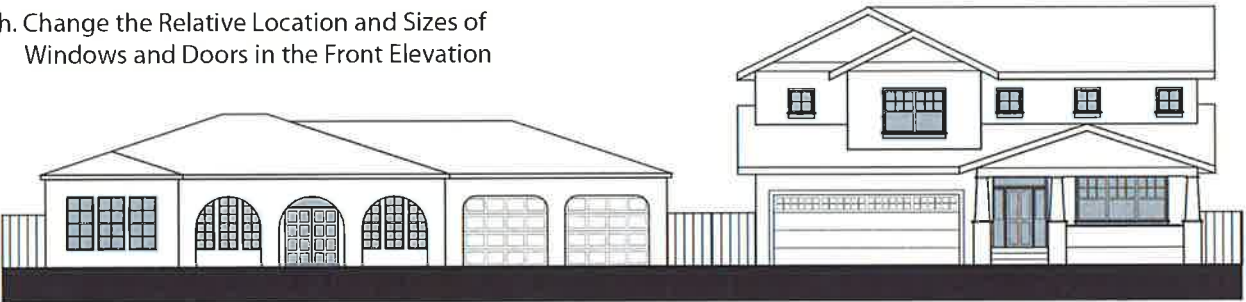
f. Vary the Front Setback Difference by More Than 5 Feet



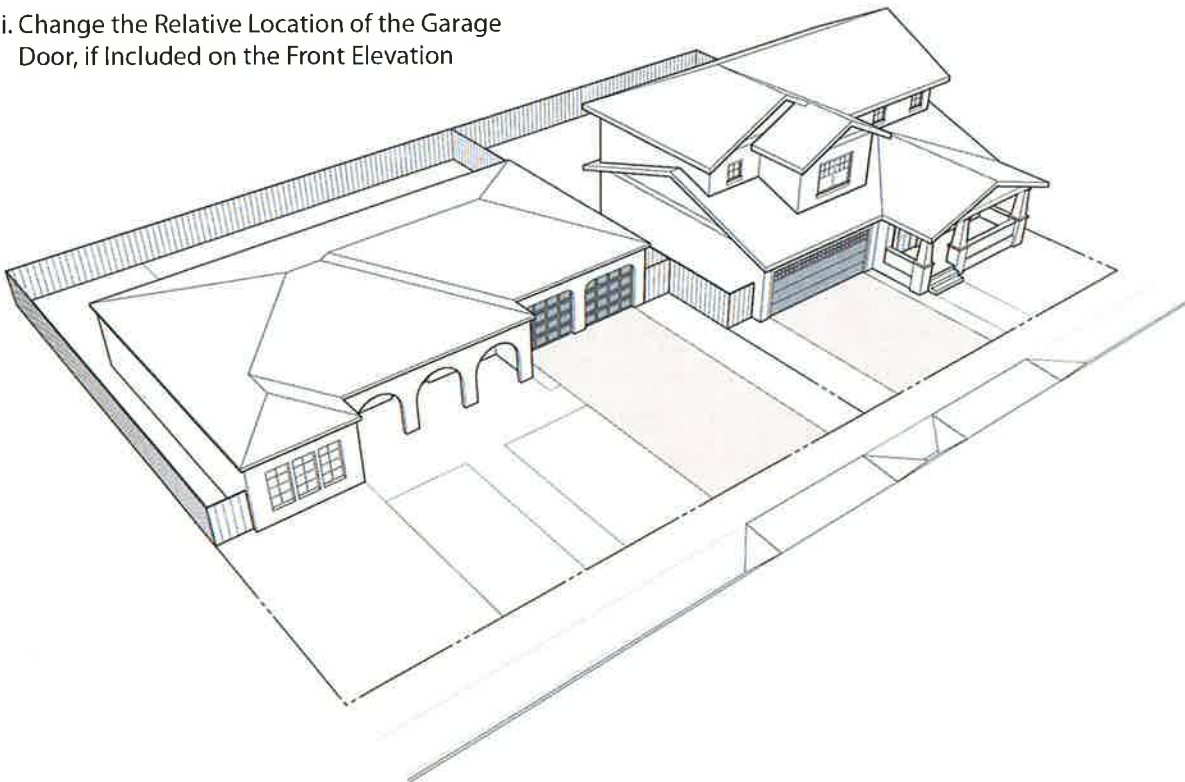
g. Significantly Alter the Shape of the Front Elevation Silhouette



h. Change the Relative Location and Sizes of Windows and Doors in the Front Elevation



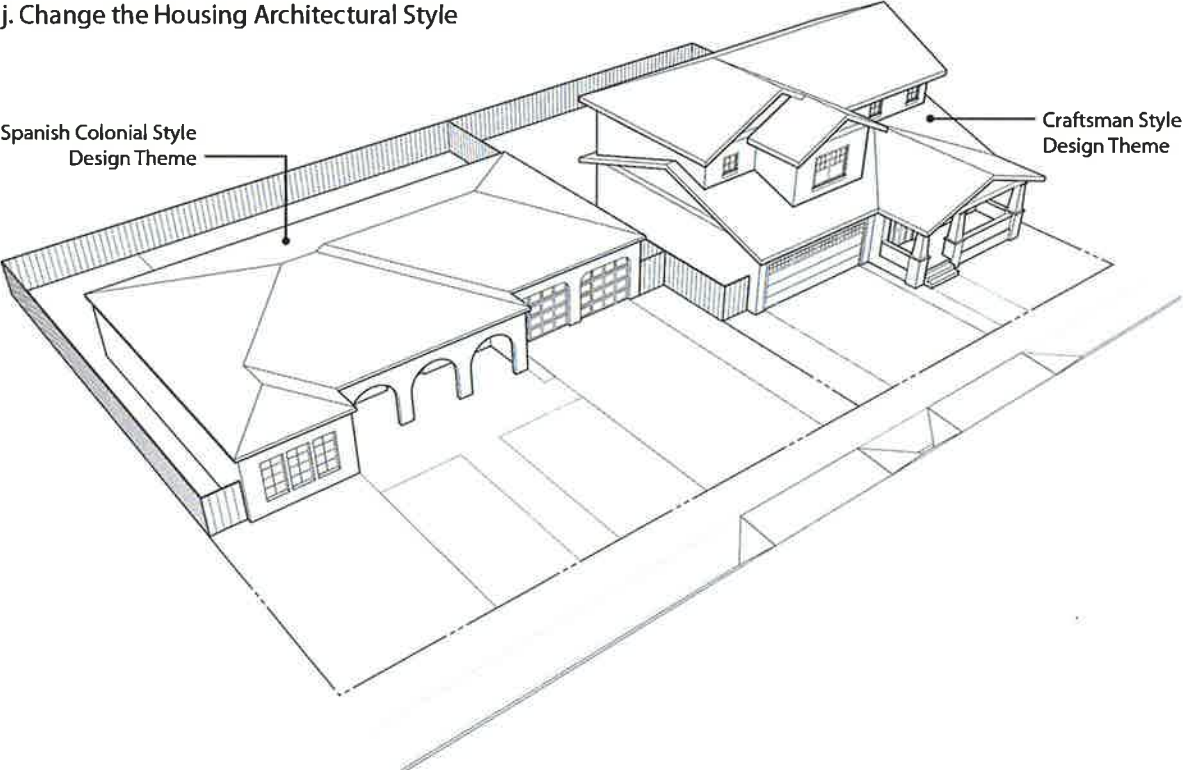
i. Change the Relative Location of the Garage Door, if Included on the Front Elevation



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j. Change the Housing Architectural Style



k. Utilize a Covered Front Porch

