

Single Family Development Standards

Residential Zones

Subsections:

- 9102.01.010 Purpose and Intent
- 9102.01.020 Land Use Regulations and Allowable Uses
- 9102.01.030 Development Standards in Single-Family Residential Zones (R-M, R-0, R-1)
- 9102.01.040 Additional Residential Development Standards in Single-Family Residential Zones
- 9102.01.050 Permitted Projections in Single-Family Residential Zones
- 9102.01.060 Accessory Structures in Single-Family Residential Zones
- 9102.01.070 Swimming Pools, Spas, Water Features, and Ornamental Features
- 9102.01.080 Accessory Dwelling Units
- 9102.01.120 Site Design and Architectural Standards
- 9102.01.130 Exterior Lighting Standards for Residential Properties and Zones
- 9102.01.140 Other Applicable Regulations

9102.01.010 Purpose and Intent

The purpose of the residential zones is to:

1. Provide for a full range of housing types and densities consistent with the General Plan;
2. Preserve, protect, and enhance the character of Arcadia's residential neighborhoods and the quality of life of City residents;
3. Ensure adequate light, air, privacy, and open space for each dwelling; and
4. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.

- A. R-M Residential Mountainous Zone.** The R-M zone is intended to provide areas for detached single-family dwelling units on estate-type lots in the hillside and valley areas of the City and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates designation.
- B. R-0 Very Low Density Residential Zone.** The R-0 zone is intended to provide areas for detached single-family dwelling units on large lots and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates, Very Low Density Residential, and Low Density Residential designations.
- C. R-1 Low Density Residential Zone.** The R-1 zone is intended to provide areas for detached single-family dwelling units and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Very Low Density Residential and Low Density Residential designations.

9102.01.020 Land Use Regulations and Allowable Uses

Amended by Ord. No. 2347

Amended by Ord. No. 2348

Amended by Ord. No. 2363

Amended by Ord. No. 2369 & 2370

Amended by Ord. No 2397

Amended by Ord. No 2400

- A. Allowed Uses.** Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones) indicates the uses allowed within each

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residential zone and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

“P” represents permitted (allowed) uses.

“A” represents accessory uses.

“M” designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permit and Minor Use Permit) of this Development Code.

“C” designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 (Conditional Use Permit and Minor Use Permit) of this Development Code.

“--” designates uses that are not permitted.

- B. **Director Determination.** Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.
- C. **Specific Use Regulations.** Where the last column in Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones	P	Permitted					
	A	Permitted as an Accessory Use					
M	Minor Use Permit Required						
C	Conditional Use Permit Required						
--	Not Allowed						
Land Use	R-M	R-0	R-1	R-2	R-3	R-3-R	Specific Use Regulations
Residential Uses							
Boarding House	--	--	--	--	--	--	
Dwellings							
Single-Family Dwelling	P	P	P	P	P	--	See required minimum density (Section 9102.01.090, Table 2-6) and Subsection 9102.01.100.A (Exceptions to Minimum Density in R-2 and R-3)
Multifamily Dwelling	--	--	--	P	P	P	See Land Use Regulations and Allowable Uses (Section 9102.01.020)
Two-Family Dwelling	--	--	--	P	P	P	
Accessory Dwelling Unit	A	A	A	A	A	A	
Short-Term Rental	--	--	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement of a Short-Term Rental in any zone allowing residential uses. See Section 9104.02.300

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Home Sharing	--	--	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement for Home Sharing in any zone allowing residential uses. See Section 9104.02.300
Table 2-1 Allowed Uses and Permit Requirements for Residential Zones	P Permitted A Permitted as an Accessory Use M Minor Use Permit Required C Conditional Use Permit Required -- Not Allowed						
Land Use	R-M	R-0	R-1	R-2	R-3	R-3-R	Specific Use Regulations
Agricultural Uses							
Urban Agriculture	A	A	A	A	A	A	See Subsection 9104.02.030 (Agricultural Uses – Urban Agriculture, Small Animal and Fowl, and Horses) See Subsection 9104.02.145 (Employee Housing) See Subsection 9104.02.145 (Employee Housing)
Horse Keeping	A	A	A	--	--	--	
Small Animal and Fowl Keeping	A	A	A	--	--	--	
Education							
Schools, Private	C	C	C	C	C	C	May only be permitted as a Conditional Use, accessory to a Place of Religious Assembly
Medical-Related and Care Uses							
Day Care, General	--	--	--	--	--	--	See Subsection 9104.02.080 (Day Care, General)
Day Care, Limited - Small Family	A	A	A	A	A	A	See Subsection 9104.02.100 (Day Care, Limited – Small Family)
Day Care, Limited - Large Family	A	A	A	A	A	A	See Subsection 9104.02.090 (Day Care, Limited – Large Family)
Employee Housing – Six or fewer persons	P	P	P	P	P	P	See Subsection 9104.02.145 (Employee Housing)
Residential Care Facility – Six or fewer persons	P	P	P	P	P	P	See Subsection 9104.02.260 (Residential Care Facilities)
Residential Care Facility – Seven or more persons	P	P	P	P	P	P	See Subsection 9104.02.260 (Residential Care Facilities)
Supportive Housing – Housing Type	--	--	--	P	P	P	
Supportive Housing – Residential Care Facility Small Type	P	P	P	P	P	P	
Transitional Housing – Housing Type	--	--	--	P	P	P	

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Transitional Housing – Residential Care Facility Small Type	P	P	P	P	P	P	
Other Uses							
Antennas and Wireless Communication Facilities – Co-location or Panel	--	--	--	--	P	P	Exception: All facilities are permitted on City- owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities - Standalone Facility	--	--	--	--	--	--	
Places of Religious Assembly	--	C	C	C	C	--	
Sports Courts (Private)	P	P	P	P	P	P	Must comply with Subsection 9104.02.330 (Sports Courts in Residential Zones)
Recharging Stations	A	A	A	A	A	A	
Utility Structures and Service Facilities	C	C	C	C	C	C	

9102.01.030 Development Standards in Single-Family Residential Zones (R-M, R-0, R-1)

Amended by Ord. No. 2347

Amended by Ord. No. 2363

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-1 (Allowed Uses and Permit Requirements for Residential Zones), 2-2 (Development Standards for Single-family Residential Zones), and 2-3 (Additional Development Standards for Homeowners Association Areas), and the development standards in Division 3 (Regulations Applicable to All Zones-Site Planning and General Development Standards). Additional regulations are denoted in the right hand column of Table 2-2 and Table 2-3. Exceptions and additional regulations are included in Subsection 9102.01.040 (Additional Residential Development Standards in Single-Family Residential Zones). Standards for accessory structures and accessory dwelling units are outlined in Subsection 9102.01.060 (Accessory Structures in Single-family Residential Zones) and Subsection 9102.01.080 (Accessory Dwelling Units). Development standards for garages and other parking areas are located in Section 9103.07 (Off-Street Parking and Loading). Development standards for fences, walls, and gates are outlined in Section 9103.05 (Fences, Walls, and Gates). Development standards for landscaping requirements are located in Section 9103.09.040.B (Landscape Requirements for Residential Zones).

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Table 2-2
General Development Standards for
Single-family Residential Zones (R-M, R-0, R-1)

Development Feature	R-M	R-0	R-1	Additional Requirements
Lot Standards				
Minimum Lot Area (sq ft)	15,000	R-0-30,000: 30,000 R-0-22,000: 22,000 R-0-15,000: 15,000 R-0-12,500: 12,500	R-1-15,000: 15,000 R-1-10,000: 10,000 R-1-7,500: 7,500	
Minimum Lot Width				
At Front Property Line	100 ft; 44 ft for cul-de-sac lots	100 ft; 57 ft for cul-de-sac lots	75 ft; 44 ft for cul-de-sac lots	
At Front Setback Line	75 ft	100 ft 85 ft on reverse corner lot	75 ft	
Minimum Lot Depth	100 ft	100 ft	100 ft	
Structure Form and Location Standards				
Maximum Floor Area				
Areas North of Huntington Drive (Outside of Homeowners Associations Identified by City Council Resolution)				
Lot Size: Up to 7,500 sf	45% of lot area			
7,501 – 10,000	3,375 sq ft plus 40% of lot area over 7,500 sq ft			
10,001 – 15,000	4,375 sq ft plus 35% of lot area over 10,000 sq ft			
15,001 – 20,000	6,125 sq ft plus 25% of lot area over 15,000 sq ft			
20,001 – 30,000	7,375 sq ft plus 20% of lot area over 20,000 sq ft			
30,001 +	9,375 sq ft plus 15% of lot area over 30,000 sq ft			
Areas South of Huntington Drive (Outside of Homeowners Associations Identified by City Council Resolution)				
Lot Size: Up to 10,000 sf	45% of lot area			
10,001 – 15,000	4,500 sq ft plus 40% of lot area over 10,000 sq ft			
15,001 – 20,000	6,500 sq ft plus 30% of lot area over 15,000 sq ft			
20,001 – 40,000	8,000 sq ft plus 25% of lot area over 20,000 sq ft			
40,001 +	13,000 sq ft plus 32% of lot area over 40,000 sq ft			
Incentive for One-Story Houses	3% of lot area in additional floor area			

For measurement standards and general exceptions, see also Subsection 9103.01.030 (Measuring Floor Area and Floor Area Ratio).

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Table 2-2
General Development Standards for
Single-family Residential Zones (R-M, R-0, R-1)

Development Feature	R-M	R-0	R-1	Additional Requirements
Maximum Density	1 unit per lot	1 unit per lot	1 unit per lot	Except as allowed by Subsection 9102.01.080 (Accessory Dwelling Units)
Minimum Setbacks				
Front	25 ft	35 ft	25 ft	See Subsection 9102.01.040 (Additional Residential Development Standards), Subsection 9103.01.060 (Setback Measurements and Exceptions), and Subsection 9102.01.050 (Permitted Projections in Single-family Residential Zones)
Side – first or single story				
Interior	10 ft or 10% of lot width, whichever is greater, but not to exceed 15 ft as a required setback	10 ft or 10% of the lot width, whichever is greater	5 ft or 10% of the lot width, whichever is greater	See Subsection: 9102.01.040 (Additional Residential Development Standards in Single-family Residential Zones).
Corner (street side)	20 ft	20 ft	20 ft	
Reverse Corner (street side)	20 ft	25 ft	25 ft	
Side - second story				
Interior	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	10 ft or 20% of the lot width, whichever is greater	Additional rear setback of one foot required on each story for every 10 feet above 150 feet of lot depth. See Subsection 9102.01.040 (Additional Residential Development Standards in Single-family Residential Zones).
Corner (street side)	20 ft	20 ft	20 ft	
Reverse Corner (street side)	20 ft	25 ft	25 ft	
Rear - first or single story	25 ft	35 ft	25 ft	
Rear - second story	35 ft	35 ft	35 ft	

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Table 2-2
General Development Standards for
Single-family Residential Zones (R-M, R-0, R-1)

Development Feature	R-M	R-0	R-1	Additional Requirements
Maximum Lot Coverage				
1-story dwellings	45%	45%	45%	
2-story dwellings	35%	35%	35%	
Maximum Height	25 ft for lots less than 71-foot lot width; an additional 1 ft in height for every additional 1 ft in lot width up to 75 ft lot (30 ft height). 80-85 ft lot width: 31 ft 85'-1"-90 ft lot width: 32 ft 90'-1"-95 ft lot width: 33 ft 95'-1"-100 ft lot width: 34 ft 100'-1"+ ft lot width: 35 ft	25 ft for lots with less than 75-foot lot width 30 ft for lots with 75-foot width or greater	Citywide: 25 ft for lots with less than 75-foot lot width; 30 ft for lots with 75-foot width or greater	See Subsection 9103.01.030 (Measuring Floor Area and Floor Area Ratio)
Maximum Number of Stories	2 stories	2 stories	2 stories	Exposed basements shall be considered a story.
Maximum Street-Facing Porch Height	14 ft	14 ft	14 ft	See Subsection 9102.01.040.I (Porch Height).
Encroachment Plane				
Front Property Line	40 degrees	30 degrees	30 degrees	No portion of any structure shall encroach through a plane projected from the identified angle as measured at the ground level along the front property line. That point shall be located at the intersection of a horizontal projection of the adjacent grade elevation and its intersection with the property line. See Figure 2-1 (Encroachment Plane).
Interior Rear and/or Interior Side	N/A	N/A	N/A	
Corner Street Side Property Line	N/A	40 degrees	40 degrees	

Table 2-3 ⁽¹⁾
Additional Development Standards for Homeowners Association Areas
Single-family Residential Zones (R-M, R-0, R-1)

Maximum Floor Area in Specific Homeowners Association Areas

For measurement standards and general exceptions, see also Subsection 9103.01.030 (Measuring Floor Area and Floor Area Ratio).

HOA and Lot Size	Floor Area Ratio
Santa Anita Village and Highlands HOAs	
Less than 10,000 sf	35% of lot area
10,001 – 15,000	3,500 sq ft plus 25% of lot area over 10,000 sq ft
15,001 – 20,000	4,750 sq ft plus 10% of lot area over 15,000 sq ft
20,001 – 30,000	5,250 sq ft plus 10% of lot area over 20,000 sq ft
30,001 +	6,250 sq ft plus 10% of lot area over 30,000 sq ft
Lower Rancho and Santa Anita Oaks HOAs	
Less than 10,000 sf	37% of lot area
10,001 – 15,000	3,700 sq ft plus 37% of lot area over 10,000 sq ft
15,001 – 20,000	5,550 sq ft plus 20% of lot area over 15,000 sq ft
20,001 – 30,000	6,550 sq ft plus 20% of lot area over 20,000 sq ft
30,001 +	8,550 sq ft plus 15% of lot area over 30,000 sq ft
Upper Rancho HOA	
Less than 10,000 sf	45% of lot area
10,001 – 15,000	4,500 sq ft plus 40% of lot area over 10,000 sq ft
15,001 – 20,000	6,500 sq ft plus 30% of lot area over 15,000 sq ft
20,001 – 40,000	8,000 sq ft plus 25% of lot area over 20,000 sq ft
40,001+	13,000 sq ft plus 32% of lot area over 40,000 sq ft
Incentive for One-Story Homes in all HOA Areas	
3% of the lot area in additional floor area	

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Table 2-3 ⁽¹⁾ Additional Development Standards for Homeowners Association Areas Single-family Residential Zones (R-M, R-0, R-1)						
Development Feature	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)	Additional Requirements
Minimum Setbacks						
Front	25 ft	25 ft	35 ft	65 ft Exceptions: Tract 13544 shall be a minimum of 60 ft Tracts 13345 and 11013 shall be a minimum of 55 ft and Tract 14565 shall be a minimum of 50 ft	50 ft	See Subsection 9102.01.040 (Additional Residential Development Standards), Subsection 9103.01.060 (Setback Measurements and Exceptions), and Subsection 9102.01.050 (Permitted Projections in Single-family Residential Zones)
Side – first or single story						
Interior	5 ft or 10% of the lot width, whichever is greater	R-M: 10 ft or 10% of lot width, whichever is greater, but not to exceed 15 ft as a required setback R-1: 6 ft or 10% of the lot width, whichever is greater	10 ft or 10% of the lot width, whichever is greater	10 ft or 10% of the lot width, whichever is greater	15 ft	See Subsection: 9102.01.040 (Additional Residential Development Standards in Single-family Residential Zones).
Corner (street side)	20 ft	20 ft	20 ft	20 ft	20 ft	See Subsection: 9102.01.040 (Additional Residential Development Standards in Single-family Residential Zones).
Reverse Corner (street side)	25 ft	R-M: 20 ft R-1: 25 ft	25 ft	25 ft	25 ft	

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Table 2-3 ⁽¹⁾ Additional Development Standards for Homeowners Association Areas Single-family Residential Zones (R-M, R-0, R-1)						
Development Feature	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)	Additional Requirements
Side - second story						
<i>Interior</i>	10 ft or 20% of the lot width, whichever is greater	R-M: 15 ft or 20% of the lot width, whichever is greater R-1: 10 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	See Subsection: 9102.01.040 (Additional Residential Development Standards in Single-family Residential Zones).
Corner (street side)	20 ft	20 ft	20 ft	20 ft	20 ft	
Reverse Corner (street side)	25 ft	R-M: 20 ft R-1: 25 ft	35 ft	35 ft	35 ft	
Rear						
First or single story	25 ft	25 ft	35 ft	35 ft	40 ft	Additional rear setback of one foot required on each story for every 10 feet above 150 feet of lot depth. See Subsection 9102.01.040 (Additional Residential Development Standards in Single-family Residential Zones).
Second story	35 ft	35 ft	35 ft	35 ft	35 ft	
Maximum Lot Coverage						
1-story dwellings	45%	45%	45%	45%	45%	
2-story dwellings	35%	35%	35%	35%	35%	
Maximum Number of Stories	2 stories	2 stories	2 stories	2 stories	2 stories	Exposed basements shall be considered a story.

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Table 2-3 ⁽¹⁾ Additional Development Standards for Homeowners Association Areas Single-family Residential Zones (R-M, R-0, R-1)						
Development Feature	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)	Additional Requirements
Maximum Street-Facing Porch Height	14 ft	14 ft	14 ft	14 ft	14 ft	See Subsection 9102.01.040.I (Porch Height).
Encroachment Plane						
Front Property Line	30 degrees	R-M: 40 degrees R-1: 30 degrees	30 degrees	30 degrees	30 degrees	No portion of any structure shall encroach through a plane projected from the identified angle as measured at the ground level along the front property line. That point shall be located at the intersection of a horizontal projection of the adjacent grade elevation and its intersection with the property line. See Figure 2-1 (Encroachment Plane).
Interior Rear and/or Interior Side	N/A	N/A	N/A	N/A	N/A	
Corner Street Side Property Line	40 degrees	40 degrees	40 degrees	40 degrees	40 degrees	

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Table 2-3 ^{(1) (3)}
Additional Development Standards for Homeowners Association Areas
Single-family Residential Zones (R-M, R-0, R-1)

Development Feature	Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Oaks (R-0)	Upper Rancho (R-0)
Maximum Height ⁽²⁾	25 ft	<p>R-M: 25 ft for lots less than 71-foot lot width; an additional 1 ft in height for every additional 1 ft in lot width up to 75 ft lot (30 ft height).</p> <p>80-85 ft lot width: 31 ft 85'-1"-90 ft lot width: 32 ft 90'-1"-95 ft lot width: 33 ft 95'-1"-100 ft lot width: 34 ft 100'-1"+ ft lot width: 35 ft</p> <p>R-1: Less than 75 ft lot width: 25 ft 75'-94 ft lot width: 27 ft 94'-1"-114 ft lot width: 29 ft 114'-1" ft lot or larger width: 30 ft</p>	<p>25 ft for lots with less than 75- foot lot width</p> <p>30 ft for lots with 75-foot width or greater</p>	<p>25 ft for lots with less than 75- foot lot width</p> <p>30 ft for lots with 75-foot width or greater</p>	<p>25 ft for lots with less than 75- foot lot width</p> <p>30 ft for lots with 75-foot width or greater</p>

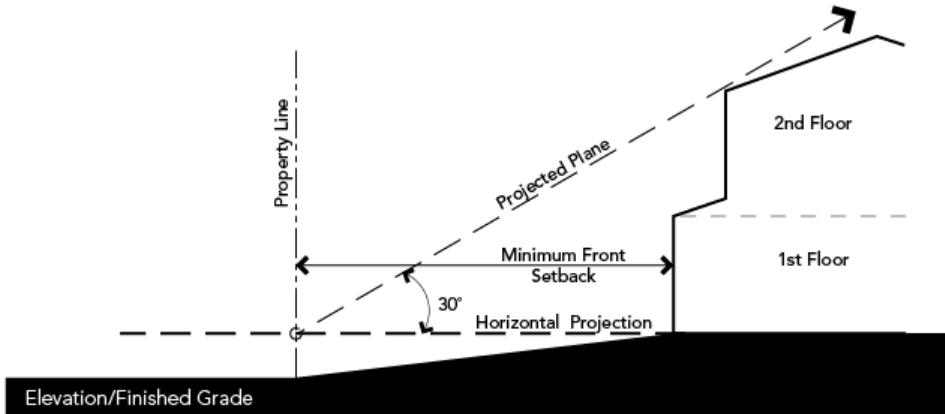
Notes:

(1) In cases where the underlying zoning's Development Standard is greater than the requirements stated in Table 2-3, Additional Development Standards for Homeowners Association Areas Single-family Residential Zones (R-M, R-0, R-1), the underlying zoning shall be used unless an exception is specifically identified.

(2) See Subsection 9103.01.030 (Measuring Floor Area and Floor Area Ratio)

(3) See Subsection 9102.01.040(J) for additional regulations regarding garages and carports.

Figure 2-1
Encroachment Plane – R-0 and R-1 Zones



9102.01.040 Additional Residential Development Standards in Single-Family Residential Zones

Amended by Ord. No. 2347

Amended by Ord. No. 2363

A. Front Setbacks – Additional Standards in R-M, R-0, and R-1 Zones

1. Front Setback Exceptions

- a. **Front Setback Exception: R-M Zone.** The front setback shall be the average of the two nearest developed lots that front on the same street, unless a greater setback is specified in Subsection 9103.01.060 (Setback Measurements and Exceptions).
- b. **Front Setback Exception: R-0 Zone.** The front setback shall be the greater of (a) 35 feet; and (b) the average of the two nearest developed lots, unless a greater setback is specified in Subsection 9103.01.060 (Setback Measurements and Exceptions).
- c. **Front Setback Exception: R-1 Zone.** The front setback shall be the greater of (a) 25 feet; and (b) the average of the two nearest developed lots, unless a greater setback is specified in Subsection 9103.01.060 (Setback Measurements and Exceptions).

B. No Parking within Front and/or Street Side Setbacks. No parking shall be allowed within required front or street side setbacks, or within any landscaped area not designated as a driveway or parking space.

C. Exceptions to Rear Setbacks on Corner and Reverse Corner Lots in R-0 and R-1 Zones – Attached Single-Story Garage. On corner and reverse corner lots in the R-0 and R-1 zones, an attached garage portion of a main dwelling that does not exceed one story and 16 feet in height may be located within 15 feet of the rear property line.

D. Height Exception for Chimneys and Roof-Mounted Vents. Chimneys and roof-mounted vents shall be allowed to exceed height limits to the minimum extent required by Article VIII (Building Regulations).

E. Temporary/Portable Structures. One temporary or portable structure, with the exception of tents and canopies, not exceeding 120 square feet in area and eight feet six inches in height is permitted. The structure shall comply with all setback requirements and, if applicable, be approved by the City's established Homeowners' Association.

F. Roof Decks. Roof decks are not permitted in the R-M, R-0, and R-1 zones.

G. Basements

1. **Extent.** Basements shall not extend beyond the external walls of the first story of the structure above the basement.
2. **Minimum Setback.** On any lot, the minimum setback to the basement wall is 10 feet from any property line.
3. **Light Wells.** Light wells for basements and exterior stairways to basements are permitted to the extent necessary to comply with Building and Fire Codes. Light wells for basements and exterior stairways shall be set back a minimum of five feet from any property lines.

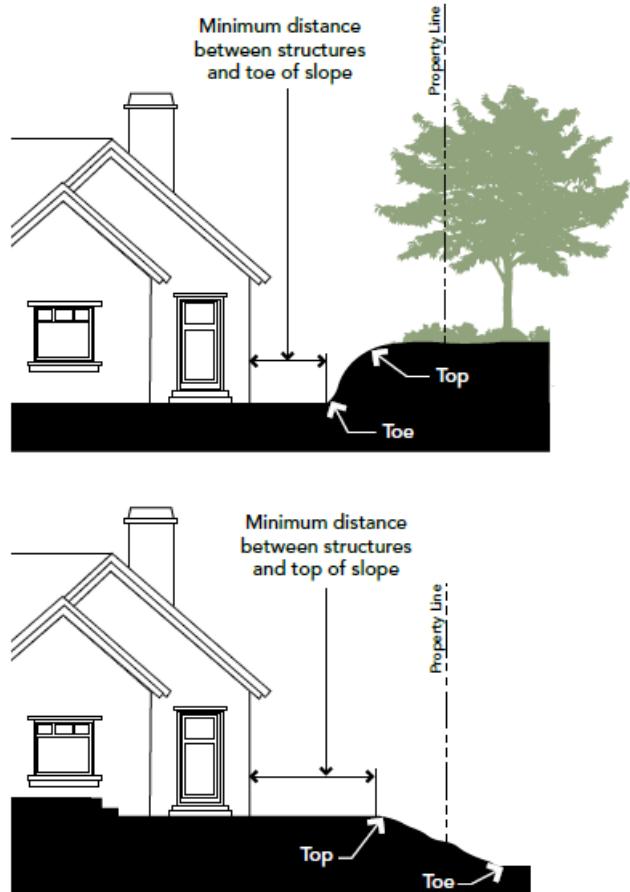
H. Porch Height

1. There shall be no vertical or architectural elements located above the building primary entrance entry that emphasizes the scale and massing of the structure.
2. For projecting porches, the maximum allowable height as required in Table 2-2 shall be measured to the uppermost point of the projecting feature, including roof ridges, railings, cornices, and other decorative features. For recessed porches, the height shall be measured to the uppermost point of the opening.

I. Hillside Development Standards. Hillside development standards outlined in this Subsection shall apply to development of all new structures, additions to existing structures, and other property improvements in the R-M zone and any lot with an average slope of 20 percent or greater. For the purposes of this Subsection, swimming pools, spas, and fish ponds constructed on a lot shall all be considered structures.

1. **Minimum Distance between Structures and Slopes.** In addition to the setback requirements that apply to the underlying zone, the minimum distance between a structure and the top or toe of slope where the slope is between the structure and front, side, and/or rear property line(s) shall be 5 feet. See Figure 2-2 (Minimum Distance Between Structures and Slopes).

Figure 2-2
Minimum Distance Between Structures and Slopes



2. Ridgeline Protection

- a. Structures shall be located so that a vertical separation of at least 30 feet is provided between the top of the structure and the top of the ridge or knoll to maintain the natural appearance of the ridge. Grading should also be avoided within 30 vertical feet of the top of a ridge or knoll. Placement of structures should also take advantage of existing vegetation for screening, and should include the installation of additional native plant materials to augment existing vegetation, where appropriate.
- b. Structures shall not be placed so that they appear silhouetted against the sky when viewed from a public street, except where the Review Authority determines that the only feasible building site cannot comply with this standard. See Figure 2-3 (Ridgeline Protection – Residential Hilltop Line of Sight).

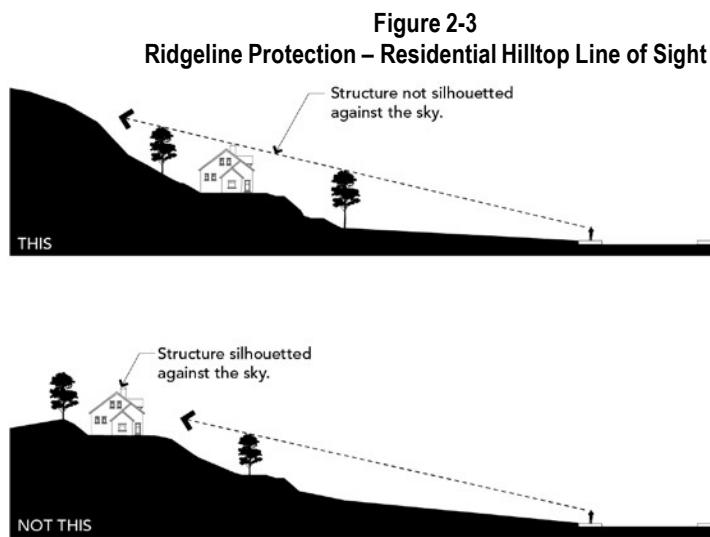
J. Garages and Carports in Homeowners Association Areas. Carports shall not be permitted in the Homeowners Association Areas. The following regulations shall apply to garages in Homeowners Association Areas:

1. **Santa Anita Village:** Garages shall not dominate the front elevation and shall be setback from the front façade or located in the backyard.
2. **Lower Rancho:** Garages shall not dominate the front elevation and shall be setback from the front façade or located in the backyard.
3. **Santa Anita Oaks:** No garage shall be closer to the front property line than the main dwelling. Front facing garage are strongly discouraged. A detached garage shall not be located less than 150 feet from the front property line.

Exceptions: Tract 11013 which shall be a minimum of 140 ft. Tracts 13345, 14656, & 13544 shall be a minimum of 125 ft

4. **Upper Rancho:** No garage door shall be allowed to face the public right-of-way within the front 150 ft of the property. No garage door shall be closer to the street than the dwelling. Corner lots shall be evaluated on a case-by-case basis.

Exception: Lots 1 through 20 of Tract No. 13184



3. **Landscaping Requirements.** All cut or fill slopes exceeding six feet six inches in vertical height between two or more contiguous lots shall be planted with adequate plant material to protect the slope against erosion. Said planting shall cover the bank within two years from the time of planting. The permittee, owner or developer shall water the planted slopes at sufficient time intervals to promote growth.

4. **Maintenance and Grading Permit Required.** The owner of any property, or any other person or agent in control of such property, on which is located any retaining walls, cribbing, drainage structures, planted slopes and other protective devices, required pursuant to a permit granted under this Division or required pursuant to the issuance of a grading permit, shall maintain said retaining walls, cribbing, drainage structures, planted slopes and other protective devices in good condition and repair at all times.

9102.01.050 Permitted Projections in Single-Family Residential Zones Amended by Ord. No. 2347

A. **Permitted Architectural Projections in Single-Family Residential Zones.** In R-M, R-0, and R-1 zones, architectural and similar features may extend into required setback areas as identified in Table 2-4 (Permitted Projections and Encroachment into Required Setback in Single-Family Zones).

Table 2-4 Permitted Projections and Encroachment in Required Setback in Single Family Zones		Maximum Permitted Encroachment Distance Into Required Setback Area				
Architectural Feature	R-M, R-0, and R-1 Zones				Rear	
	Front ⁽¹⁾	Side ⁽²⁾				
		1 st Story	2 nd Story			
Awnings	18 inches	--	--	18 inches		
Balconies	--	--	--	--		
Bay windows, garden windows ⁽⁴⁾	18 inches	18 inches	18 inches	18 inches		
Chimneys	18 inches	18 inches	18 inches	18 inches		
Cornices, belt courses, buttresses, pilasters, pillars, sills	12 inches	--	--	--		
Eaves ⁽⁵⁾	30 inches	30 inches	30 inches	30 inches		
Fire escapes, elevator shafts and open stairways	--	--	--	--		
Trellis structures and patio covers	--	--	--	--		

Notes:

- (1) Front Setback Exception (R-M Zone only) – Architectural features shall not project into the front setback in the R-M zone.
- (2) Side Setback Exception (R-M Zone only) – A portion of a gable roof and walls thereunder which do not exceed a maximum height of 20 feet and which enclose a portion of the first story living area and/or interior stairwells which have no window(s) facing the side yard, may encroach into the required setback but in no event shall such encroachment be less than the required first story setback except as may be approved pursuant to an Administrative Modification (Section 9107.05).
- (3) Rear Setback Exception (R-M Zone only) – Architectural features shall not project into the rear setback in the R-M zone.
- (4) In all zones, bay windows, garden windows, and other similar architectural projections shall have a vertical distance of 30 inches or greater between the lowest surface of the projection and the finished floor.
- (5) Eaves Exception (R-M Zone only) – Eaves may extend or project a maximum of two feet beyond the required setback on both the first and second stories.

B. **Mechanical Equipment Projections in Single-Family Residential Zones.** Mechanical equipment shall comply with the required setbacks set forth for the structure the mechanical equipment will serve. Exceptions: (1) Tankless water heaters may encroach into the required side and rear setbacks by 30 inches. (2) Mechanical equipment serving swimming pools, spas, and water features shall not be set back less than three feet from the rear property line.

9102.01.060 Accessory Structures in Single-Family Residential Zones

Amended by Ord. No. 2347

Amended by Ord. No. 2369 & 2370

Accessory structures, as defined in Division 9 (Definitions) of this Development Code, but excluding required garages, are allowed in residential zones and are subject to the development standards set forth in Table 2-5 (Development Standards for Accessory Structures in the R-M, R-0, and R-1 Zones). Accessory dwelling unit regulations are set forth in Subsection 9102.01.080 (Accessory Dwelling Units). Any allowable accessory structure that does not require a building permit shall meet the requirements of this Development Code for use, placement on the lot, height, and size. The construction and/or relocation of an accessory structure shall require review and approval per the Site Plan and Design Review, as set forth in Section 9107.19 (Site Plan and Design Review).

A. Restrictions on Number and Use

1. **Primary Building Required.** An accessory structure(s) is allowed onsite only when there is a primary dwelling on site.
2. **Kitchen.** No kitchen is allowed within the accessory structure.

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3. **Number Allowed.** A maximum of two accessory structures are allowed on any one lot, including accessory dwelling units.
4. **Bathroom.** The accessory structure may contain a sink, a toilet and/or a shower.
5. **Rooms.** No more than one room is allowed within the accessory structure, aside from a bathroom containing a sink, toilet and/or a shower.
6. **Covenant Required.** A covenant approved as to form by the City shall be recorded prior to the issuance of any building permit for any accessory structure stating that the accessory structure will not be used for overnight stay, rented, or used as a dwelling unit.

B. Development Standards

1. **General Standards.** Accessory structures shall comply with the development standards set forth in Table 2-5 (Development Standards for Accessory Structures in the R-M, R-0, and R-1 Zones).
2. **Consistent Exterior Appearance.** All accessory structures on a permanent foundation shall be consistent in exterior appearance with the primary structure through the use of similar/matching exterior paint colors, material types, and architectural styles.

Table 2-5
Development Standards for Accessory Structures
in the R-M, R-0, and R-1 Zones ⁽¹⁾

Development Feature	R-M	R-0	R-1	Additional Requirements
Maximum Floor Area	50% of the ground floor area of the main building	50% of the ground floor area of the main building	50% of the ground floor area of the main building	Shall be counted toward total allowable floor area for the zone, pursuant to Subsections 9102.01.030 (Development Standards in Single-Family Residential Zones) and 9102.01.040 (Additional Residential Development Standards in Single-Family Residential Zones).
Minimum Setbacks				
Front (public or private street)	Same as dwelling requirement	Same as dwelling requirement	Same as dwelling requirement	For exceptions refer to Subsection 9102.01.040.B (Front Setbacks-Additional Standards in R-M and R-0 Zones).
Side	10 ft	Same as dwelling requirement	Same as dwelling requirement	
Reverse Corner (street side)	20 ft	Same as dwelling requirement	Same as dwelling requirement	For exceptions refer to Subsection 9102.01.040.D (Exceptions to Rear Setbacks on Corner and Reverse Corner Lots in R-0 and R-1 Zones-Attached Single-Story Garage)
Rear	10 ft	10 ft	10 ft	
Maximum Lot Coverage	25% of required rear yard	25% of required rear yard	25% of required rear yard	

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Maximum Number of Stories	One story	One story	One story	
Minimum Distance Between Structures	6 ft	6 ft	6 ft	
Maximum Height	16 ft and cannot exceed the maximum height of dwelling	16 ft and cannot exceed the maximum height of dwelling	16 feet and cannot exceed the maximum height of dwelling	See Subsection 9103.01.050 (Height Measurements and Exceptions) and 9102.01.040.E (Height Exception for Chimneys and Roof-Mounted Vents).
Minimum Encroachment Plane				
Front Property Line	40 degrees	30 degrees	30 degrees	
Interior Rear and/or Interior Side	N/A	N/A	N/A	
Street Side (Reverse Corner) Property Lines	N/A	40 degrees	40 degrees	

Notes: (1) Accessory dwelling units are subject to the development standards in Subsection 9102.01.080.

9102.01.070 Swimming Pools, Spas, Water Features, and Ornamental Features

Amended by Ord. No. 2347

- A. Purpose and Applicability.** The provisions of this Subsection supplement those pertaining to swimming pool enclosures set forth in Article VIII (Building Regulations), Chapter 5 (Swimming Pool Enclosures and Safety Devices) of the Municipal Code.
- B. Pools and Spas Setbacks in the R-M, R-0, and R-1 Zones.** Private swimming pools and spas may not be constructed and maintained in any required front yard, nor within five feet of any side or rear lot line, nor within 10 feet of the property line on the street side of a corner lot. Pools in the street side yard shall be fully screened from the public right of way. The open portions of such pools or spas shall be deemed as open and unobstructed areas for the purposes of computing landscaping area requirements.
- C. Water Features.** The following limitations shall apply for the installation of any water feature (including fountains and ponds, but not including swimming pools and spas) and its mechanical equipment:
 - 1. Maximum Height.** The maximum height of a water feature shall not exceed four feet six inches, as measured from the adjacent existing grade.
 - 2. Minimum Front Setback.** All water features mechanical equipment shall be at least 15 feet from the front property line.
 - 3. Minimum Side and Rear Setbacks.** All water features that require external and related mechanical equipment shall comply with applicable side and rear setback requirements of the accessory structure.
 - 4. Maximum Depth.** The maximum water depth of a water feature shall not exceed 18 inches measured from the highest possible water level, or as required by California Building Code Chapter 31 (Special construction), Section 3119.B.5 (Pools), as it may be amended from time to time.
- D. Ornamental Features.** The following limitations shall apply for the installation of any ornamental feature (including statues and other ornamental art, but not including pools, spas, fountains, or ponds):
 - 1. Maximum Height.** The maximum height of an ornamental feature shall not exceed four feet six inches, as measured from the adjacent existing grade.
 - 2. Minimum Front Setback.** All ornamental features shall be at least 15 feet from the front property line.
 - 2. Maximum Number.** The maximum number of ornamental features located within the front yard shall not exceed two.

9102.01.080 Accessory Dwelling Units

Amended by Ord. No. 2347

Amended by Ord. No. 2369 & 2370

Amended by Ord. No. 2375

Amended by Ord. No 2396

Accessory dwelling units and junior accessory dwelling units, as defined in Division 9 (Definition) of this Development Code, are allowed in the R-0, R-1 and R-M, R-2, and R-3 zones if the lot is currently improved with only one dwelling unit. Accessory dwelling units are subject to all development standards for the underlying zoning of the property, as set forth in Table 2-2 (Development Standards for Single-Family Residential Zones) or in Table 2-6 (Development Standards for Multiple-Family Residential Zones) unless otherwise specified in Subsection 9102.01.080.B.

A. Accessory dwelling units and junior accessory dwelling units, as defined in Division 9 (Definition) of this Development Code, are allowed in the R-0, R-1 and R-M, R-2, R-3-R and R-3 zones, developed with at least one dwelling. Accessory dwelling units are subject to all development standards for the underlying zoning of the property, as set forth in Table 2-2 (Development Standards for Single-Family Residential Zones) or in Table 2-6 (Development Standards for Multiple-Family Residential Zones) unless otherwise specified in Subsection 9102.01.080.B.

A. Development Standards

- 1. General.** Except as identified in this Subsection, accessory dwelling units shall comply with all the development standards (setbacks, lot coverage, height, etc.). All accessory dwelling units shall be clearly subordinate in location and size to the primary structure and consistent in exterior appearance with the primary structure through the use of similar/matching exterior paint colors, material types, and architectural styles. Accessory dwelling units shall have a defined and independent exterior access. An accessory dwelling unit is allowed on a site only when a primary residence exists.
- 2. Location:** An accessory dwelling unit is permitted on any residentially zoned property if a single-family dwelling exists on the lot or will be constructed in conjunction with the accessory dwelling unit. An accessory dwelling unit may be either attached to the existing dwelling unit, or located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling. A junior accessory dwelling unit (JADU) may only be located within an existing or proposed single-family structure.

One of the following is allowed:

1. One Attached ADU (may not be allowed with detached ADU or JADU); or
2. One Detached ADU or a JADU by itself; or
3. One Detached ADU with one JADU

- 3. Maximum Floor Area and Lot Coverage.** No accessory dwelling unit may cause the total Floor Area Ratio (FAR) of the lot to exceed 45%. No accessory dwelling unit may cause the lot coverage of the lot to exceed 50%.
- 4. Minimum Open Space.** No ADU to this Section may cause the total percentage of open space of the lot to fall below 50 percent.

5. Maximum Size

- a. Accessory Dwelling Unit.** The maximum size of detached or attached accessory dwelling unit is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
- b. Junior Accessory Dwelling Unit.** The maximum size within an existing or proposed single-family dwelling is 500 square feet.
- c.** An attached accessory dwelling unit that is created on a lot within an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.
- d.** Application of other development standards, such as FAR or lot coverage, might further limit the size of the accessory dwelling unit, but no application of FAR, lot coverage, or open space requirements may require the accessory dwelling unit to be less than 800 square feet.

6. Maximum Height and Story

- a. A single-story attached or detached accessory dwelling unit may not exceed 16 feet in height, measured to the top of the roof ridge.
- b. A second story or two-story attached accessory dwelling unit may not exceed the height of the primary residence.
- c. A detached accessory dwelling unit may not exceed one story.

7. **Required Setbacks.** A detached accessory dwelling unit shall meet a minimum side and rear yard setbacks of at least four (4) feet. An attached accessory dwelling unit shall meet the same setbacks as required for the primary residence.
8. **Required Parking.** An accessory dwelling unit shall be provided with a minimum of one on-site parking space (covered or uncovered). The uncovered parking space shall be located on a paved surface, and may be provided in the setback areas or as tandem parking.

When a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, the required parking spaces shall be replaced as specified in Table 3-3. If code compliant replacement parking cannot be provided, the replacement parking spaces may be located in any configuration on the same lot as the accessory dwelling unit, including but not limited to, covered spaces, uncovered spaces, or tandem spaces or by the use of mechanical automobile parking lifts within an enclosed garage (This section was previously in Division 3):

- a. The property is an R-M zoned property, a hillside property, located within a designated fire zone, or a non-conforming lot, or if the Director determines that such parking arrangements are not feasible based upon specific safety conditions, or that such arrangements are not permitted anywhere in the City.

9. **Fire Sprinklers.** An accessory dwelling unit is required to have sprinklers if the primary residence is also required to have fire sprinklers.

B. **Permit Procedures for Accessory Dwelling Units and Junior Accessory Dwelling Units.** If the accessory dwelling unit does qualify for a Building Permit Only, the procedures specified in Subsection 9102.01.080.B.2, shall be followed.

1. **Building Permit Only.** An accessory dwelling unit or junior accessory dwelling unit is only subject to a building permit when it is proposed on a residential or mixed use zone and meets one of the following scenarios:

- A. **Converted Accessory Dwelling Unit in Single-Family Zones:** Only one accessory dwelling unit or junior accessory dwelling unit on a lot with a proposed or existing single family dwelling on it, where the accessory dwelling or junior accessory dwelling unit:

1. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.
 2. Has exterior access that is independent of that for the single-family dwelling.
 3. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
 4. The converted ADU shall not exceed 50% of the livable area of the primary residence. A converted JADU shall not exceed 50% of the livable area of the primary residence nor the maximum permitted size for a junior accessory dwelling unit.

- B. **Detached Accessory Dwelling Unit:** One detached, new construction of an accessory dwelling unit on a lot with a proposed or existing single-family dwelling (in addition to any junior accessory dwelling unit that might otherwise be established on the lot under Subsection A), if the detached accessory dwelling unit satisfies the following limitations:

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1. The side and rear yard setbacks are at least four (4) feet.
2. The total floor area is 800 square feet or less.
3. The structure does not exceed 16 feet in height and one-story.

C. **Converted Accessory Dwelling Unit in Multifamily Zones:** Portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, communal rooms, or garages, may be converted into an accessory dwelling unit if it complies with the state building standards for dwellings. Only one (1) converted accessory dwelling unit is allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units on the lot may each have a converted accessory dwelling unit.

D. **Detached Accessory Dwelling Unit in Multifamily Zones:** No more than two detached accessory dwelling units may be located on a lot that has an existing multifamily dwelling. Each detached accessory dwelling unit must satisfy the following requirements:

1. The side and rear yard setbacks are at least four (4) feet.
2. The total floor area is 800 square feet or less, and shall not be larger in size than any existing multifamily unit.

2. **Accessory Dwelling Unit Permit**

Any construction that exceeds the requirements listed above listed in Subsection 1 above (Building Permits Only) shall require a Zoning Clearance for an Accessory Dwelling Unit pursuant to the provisions of Section 9107.27 (Zoning Clearance for Accessory Dwelling Units).

3. **Process and Timing**

- A. A Zoning Clearance for an Accessory Dwelling Unit permit is considered and approved ministerially, without discretionary review or a hearing, unless the unit exceeds the code requirements (e.g. FAR) and is subject to an Administrative Modification.
- B. The City must act on an application within 60 days from the date the City receives a completed application, unless either:
 1. The Applicant requests for a delay, in which case the 60 day time period is tolled for the period of the requested delay, or
 2. A junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application until the City acts on the application for the new single-family dwelling, but the application to create the junior accessory dwelling unit is still considered ministerially without discretionary review or a hearing.

C. **Impact Fees.**

1. Impact Fees. No impact fee is required for an accessory dwelling unit that is less than 800 square feet in size.
2. Any impact fee that is required for an accessory dwelling unit that is 800 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling (e.g. the floor area of the primary dwelling, divided by the floor area of the accessory dwelling unit, times the typical fee amount charged for a new dwelling). Impact fees does not include any connection fee or capacity charge for water or sewer service.

D. **Utility Fees.**

1. Converted accessory dwelling units and junior accessory dwelling units on a single-family lot that were approved by a building permit only are not required to have a new or separate utility connection directly between the accessory dwelling unit or junior accessory dwelling unit and the utility. Nor is a construction fee or capacity charge required unless the accessory dwelling unit is constructed with a new single-family home. All accessory dwelling units and junior accessory dwelling units require a new, separate utility connection directly between the accessory dwelling

unit or junior accessory dwelling unit and the utility.

The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the accessory dwelling unit or junior accessory dwelling unit, based on either the floor area or the number of drainage-fixture (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system. The fee or charge may not exceed the reasonable cost of providing this service.

E. Owner Occupancy.

- a. All accessory dwelling units that were created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the accessory dwelling unit was created.
- b. An accessory dwelling unit that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.
- c. All accessory dwelling units that are created on or after January 1, 2025, are subject to an owner-occupancy requirement. A person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
- d. All junior accessory dwelling units are subject to an owner-occupancy requirement. A person with legal or equitable title to the property must reside on the property, in either the primary dwelling or junior accessory dwelling unit, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.

F. Nonconforming Accessory Dwelling Units and Discretionary Approval

Any proposed accessory dwelling unit or junior accessory dwelling unit that does not conform to the objective design standards and/or exceeds the maximum size of 800 square feet for an accessory dwelling unit on a lot that already exceeds the maximum floor area, may be considered by the City with an Administrative Modification process in Section 9107.05.

G. Objective Design Standards for Accessory Dwelling Units

Architectural

1. The materials and colors of the exterior walls, roof, eaves, and windows and doors must match the appearance and architectural design of those of the primary dwelling.
2. The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
3. The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
4. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.
5. For new detached ADUs, there must be indentations and/or projections provided that are at least 8-inches in depth on at least two of the exterior walls to break-up flat wall planes. The interior wall height shall be at least seven feet tall.
6. All windows that are located 9-feet in height above the finished floor must be clerestory windows (no dormers), and must be frosted or obscure glass.
7. A new detached ADU may not be located closer to the front property line than the primary residence.
8. On a new detached ADU, exposed gutters and downspouts are not allowed.
9. The architectural treatment of an ADU to be constructed on a lot that has an identified historical resource listed on the federal, state, or local register of historic places must comply with all applicable ministerial requirements imposed by the Secretary of the Interior.

Landscape

10. Landscaping around the detached ADU must be drought-tolerant or low water-using plants that utilize a variety of drought tolerant resistant grasses, turf substitutes, or ground covers that maintain a living, continuous planting area, and provide screening between the ADU and adjacent parcels. Desert landscape or rock garden designs are not allowed.
11. All landscaping utilized must be taken from the city's approved planting materials listed in the City's Single-Family Design Guidelines.

Other

12. The ADU and primary dwelling must use the same driveway to access the street, unless otherwise required for fire-apparatus access, as determined by the Fire Department.
13. Each parking space shall be at least 10 feet in width and 20 feet in length. When a parking space is adjacent to a solid wall or structure, the parking space shall be 11'-6" in width and 20 feet in length.
14. Each parking space that is provided in an enclosed garage in a single-family zoned property shall be at least ten feet wide and twenty feet long and have at least seven and a half feet vertical clearance. On multifamily and mixed-use zoned properties, the parking space shall be 9 feet in width and 19 feet in length.
15. On corner lots, a separate walkway from the primary residence may be allowed to the detached ADU entrance and it must connect to the nearest public sidewalk or right-of-way.
16. ADUs must have clear addressing visible from the street. Addresses must be at least 4 inches high and shall be shown on the curb next to the primary address number.

9102.01.120 Site Design and Architectural Standards

Structures erected or modified to accommodate the land use activities listed in this Division 2 (Zones, Allowable Uses, and Development Standards) shall be subject to Section 9107.19 (Site Plan and Design Review) of this Development Code.

9102.01.130 Exterior Lighting Standards for Residential Properties and Zones

- A. **Light Fixtures.** Exterior lighting shall be hooded and arranged to reflect away from adjoining properties and streets. Light standards shall comply with the provisions for accessory buildings. Exterior light fixtures may be mounted on any exterior wall or structure at a maximum of 15 feet above the adjacent finished floor level. However, a light fixture adjacent to a second story balcony, deck, or exterior doors may be mounted on the wall at a maximum height of eight feet above the finished floor level.
- B. **Level of Illumination.** Exterior lighting shall represent the minimum level of illumination necessary to meet the aesthetic and security needs of the property. Light sources, intensity of light, and color of light shall be designed and located to achieve security or decorative lighting goals without causing an adverse impact on neighboring properties. Light sources shall be designed and located to minimize spillover of light or glare onto neighboring properties.
 1. **Mounted Light Location.** Building-mounted lights shall be installed below the eave line. Pole or fence-mounted lights shall be located no more than eight feet above grade, except in residential parking lots.
 2. **General Light Location.** Lighting shall only be installed adjacent to structures, walkways, driveways, or activity areas (decks, patios, spas and pools, and similar use areas) and focal landscape areas close to the residence or activity area.
 3. **Lighting Intensity.** The lighting intensity within parking lots and adjacent areas shall be at least 1.0 foot-candle at all points, but shall not exceed an average of 3.0 foot-candles over the entire parking lot. Overall height of light standards shall be no more than 22 feet above finished grade.
- C. **Lighting Plan.** Lighting plans may be required for common open space or recreation areas in multifamily developments to include

a photo analysis demonstrating compliance with these lighting standards.

9102.01.140 Other Applicable Regulations

In addition to the requirements contained in this Section 9102.01 (Residential Zones), regulations contained in the following Sections may apply to development in residential zones.

Division 2 – Zones, Allowable Uses, and Development Standards (Section 9102.11 Overlay Zones)

Division 3 – Regulations Applicable to All Zones - Site Planning and General Development Standards

Division 4 – Regulations for Specific Land Uses and Activities

Section 9103.01 – Site Planning and General Development Standards

Subsections:

9103.01.030 Measuring Floor Area and Floor Area Ratio

9103.01.040 Measuring Lot Coverage

9103.01.030 Measuring Floor Area and Floor Area Ratio

A. Floor Area

1. **Residential Floor Area.** The floor area for buildings in single-family residential zones shall be measured as the total horizontal floor area of all the floors of a building from the outside walls. The total horizontal floor area shall include: the residential floor area of any building(s) located on the lot including the main dwelling, detached accessory structures, accessory dwelling units, all garage area except as exempted in Subsection a. below, enclosed patios, and high volume ceilings (all interior areas above 14 feet in height). The following shall be excluded from floor area for the purposes of calculating floor area ratio:
 - a. For houses less than 5,000 square feet in size, floor area shall exclude required parking spaces (450 square feet for a two-car garage and 650 square feet for a three-car garage). For houses 5,000 square feet or larger, floor area shall exclude up to four parking spaces (850 square feet maximum).
 - b. Floor area shall exclude basements.
 - c. Floor area shall exclude non-enclosed covered structures such as covered patios or porches, decks, and balconies.

B. Floor Area Ratio (FAR)

1. **Residential Floor Area Ratio.** The floor area ratio shall be the numerical value obtained by dividing the residential floor area of any building(s) located on a lot by the net area of the lot.

9103.01.040 Measuring Lot Coverage

A. Lot Coverage Measurement. As defined in Division 9 (Definitions), structures included in lot coverage calculations shall be measured from the outside walls exclusive of architectural features.

B. Excluded from Lot Coverage. The following uses and features shall not count toward lot coverage.

1. Open and uncovered projections such as balconies, platforms, landing places, decks, and eaves (that do not extend more than three feet from the wall), and steps and/or stairways, and walkways, any of which are not more than 18 inches above the finished grade, at any point, on which they are placed.
2. Uncovered swimming pools and spas, sports courts, and other athletic and/or recreational surfaces that are not more than 18 inches above the adjacent finished grade, at any point, on which they are placed.

3. Basements that do not extend above the level of the first floor of the building nor eighteen 18 inches above the adjacent finished grade at any point.

C. **Exceeding Lot Coverage Requirements.** Exceptions to the lot coverage requirement shall be permitted only by action of the Planning Commission, or the City Council on appeal.

Section 9103.05 – Fences, Walls, and Gates

Subsections:

- 9103.05.010 Purpose and Intent
- 9103.05.020 Permit Requirements
- 9103.05.030 Development Standards
- 9103.05.040 Prohibited Fencing Materials in All Zones

9103.05.010 Purpose and Intent

A. This Section establishes standards and regulations for the construction and maintenance of fences, walls, and gates, as the terms are defined in Division 9 (Definitions). The standards are intended to ensure that these types of structures provide the desired privacy and safety while avoiding becoming a public safety hazard or nuisance.

B. For Specific Plans and Planned Developments, fence and wall heights shall comply with the standards contained within the applicable Specific Plan or Planned Development. Where the Specific Plan or Planned Development is silent with regard to fence and wall height, the standards for the zone that most closely reflects the Specific Plan or the Planned Development shall apply, as determined by the Director.

9103.05.020 Permit Requirements

Construction of new fences, walls, and gates shall be subject to Site Plan and Design Review according to Section 9107.19 (Site Plan and Design Review).

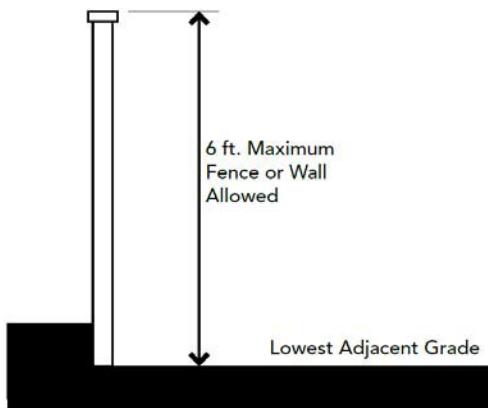
9103.05.030 Development Standards

Amended by Ord. No. 2347

A. General

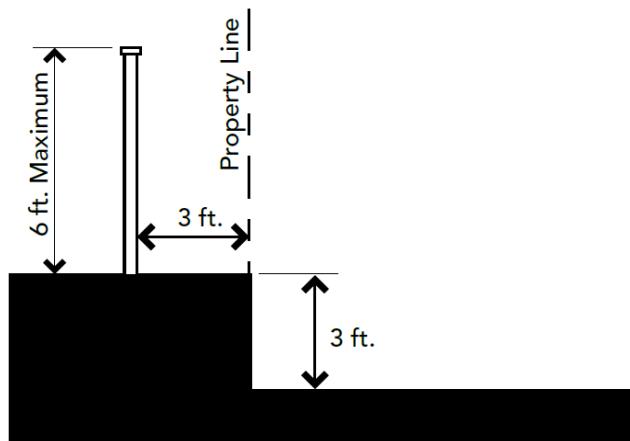
1. The fence or wall height shall be measured from the lowest adjacent grade to the uppermost part of the fence or wall. Refer to Figure 3-7 (Fence Height Measurement).
2. When there is a full landscaped parkway with no sidewalk, a fence and/or columns, excluding vehicular entry gate(s), may be placed adjacent to the front property line.
3. The need for any retaining walls and/or fences, and their heights, shall be determined by the Director and the Building Official through the Site Plan Review process. An administrative modification is not required for retaining walls and/or fences located on hillsides.
4. Temporary construction fencing that is of chain link or wire type may be allowed within the front and street side setback areas, provided it does not exceed six feet in height.
5. All fences, walls, and gates shall be subject to the height limitations described in Section 9103.01.070 (Vehicular Visibility Standards) of this Development Code.

Figure 3-7
Fence Height Measurement



B. Fence Height with Difference in Grade. Where there is a difference in a grade between properties, a fence, wall, or gate may be a maximum height of six feet adjacent to the rear and property lines if such fence, wall, or gate maintains a minimum setback that is equal to the difference in grade between the properties. See Figure 3-8 (Fence Height Measurement with a Difference in Grade). In all other situations, the wall height shall comply with the provisions of this Section.

Figure 3-8
Fence Height Measurement with a Difference in Grade



C. Residential Zones

1. Fences, Walls, and Gates Located in the Front Setback

a. The required setbacks, height dimensions, and spacing for fences, walls, and gates shall be as indicated in Table 3-2 (Fences, Walls, and Gates) and Figure 3-9 (Fences, Walls, and Gates).

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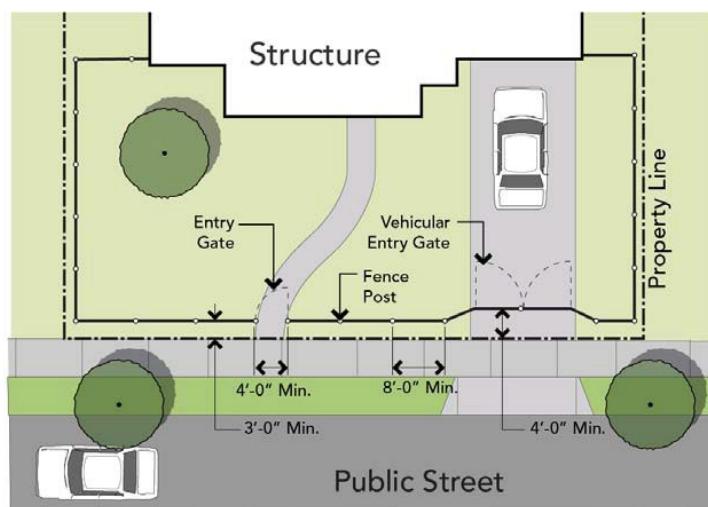
Table 3-2
Fences, Walls, and Gates – Front Setback

Front Setbacks	Regulations within Each Residential Zone					
	Zones					
Requirement	R-M	R-0	R-1	R-2	R-3	R-3-R
Setbacks						
Decorative fences, columns, and caps	3 ft minimum from property line					
Vehicular entry gates and pilasters	4 ft minimum from the property line					
Height						
Decorative fences, columns, and caps:	4 ft maximum	4 ft maximum (N of Hugo Reid Drive) 3 ft maximum (S of Hugo Reid Drive)	3 ft maximum	4 ft maximum(2)	4 ft maximum(2)	3 ft maximum(3)
Pedestrian entry gates, vehicular entry gates, and pilasters:	4 ft maximum	5 ft max (N of Hugo Reid Drive) 4 ft maximum (S of Hugo Reid Drive)	4 ft maximum	4 ft maximum(2)	4 ft maximum(2)	3 ft maximum(3)
Decorative lights, limited to entry points at pedestrian and vehicular entry gates	18 inches above the maximum fence/column height					
Decorative outdoor post mounted light fixture	8 ft maximum					
Dimensions and Spacing						
Distance between decorative columns for a pedestrian entry gate.	4 ft minimum 8 ft maximum					
Horizontal intervals of columns and posts	8 ft minimum					
Dimension of columns and posts	24 inches maximum					
Dimensions of caps	30 inches by 30 inches maximum					
Garden arbor or pergola over a pedestrian walkway (allowed within the front setback area)	8 ft height maximum			--	--	--

Notes:

- (1) Except for guard rails and hand rails required for safety protection, or for reasonable accommodation (ADA) purposes, up to the minimum height required by the Building Code.
- (2) Applicable to properties with multifamily dwelling units that face the street-side of a lot.
- (3) Temporary construction fencing that is of chain link or wire type may be allowed within the front street and side setback areas, provided it does not exceed six feet in height.
- (4) For fences, walls, and gates in side and rear setback areas, see Subsection 9103.05.030C.5 (Fences, Walls, and Gates— Side and Rear Setback Areas).

Figure 3-9
Fences, Walls, and Gates

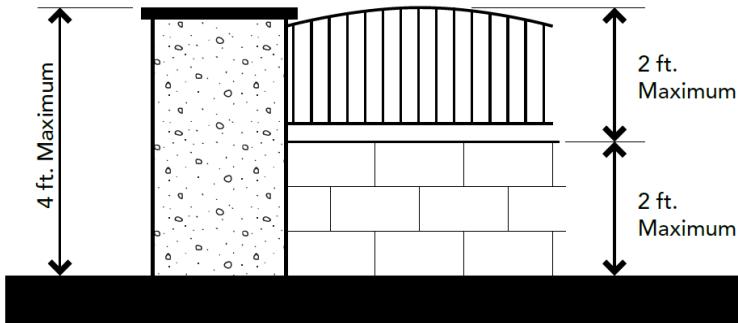


2. Special Regulations for Fences, Walls, and Gates Located in the Front Setback—Residential Zones

a. R-M and R-0 Zones

- (1) A solid wall adjacent to the interior side property line may be allowed in the front setback area, provided that it does not exceed four feet in height.
- (2) Only one pedestrian gate with decorative columns shall be allowed within the front setback area.
- (3) All fences shall be of open work design (a minimum of four inches between vertical and horizontal members.) A two-foot high solid wall may be combined within the allowed height of the decorative fence. Refer to Figure 3-10 (Fence in R-M and R-0 Zones).

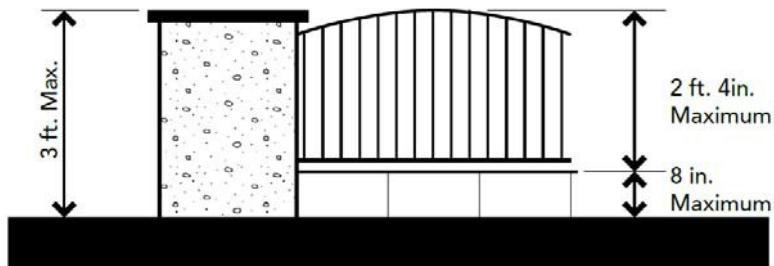
Figure 3-10
Fence in R-M and R-0 Zones



b. R-1 Zone

- (1) All fences shall be of open work design (a minimum of four inches between vertical and horizontal members.) A solid decorative masonry base for fences may be allowed in the front setback area, provided that it does not exceed eight inches in height. Refer to Figure 3-11 (Fence in R-1 Zone).

Figure 3-11
Fence in R-1 Zone



- (2) A solid wall adjacent to the interior side property line may be allowed in the front setback area, provided that it does not exceed three feet in height.
- (3) Only one pedestrian gate with decorative columns shall be allowed within the front setback area.

3. Fences, Walls, and Gates—Corner Lots

- a. All fences, walls, or gates, including height, design, and location within the street side setback or special setback area, shall be subject to Site Plan and Design Review pursuant to requirements Section 9107.19 (Site Plan and Design Review) in the R-2 and R-3 zones.
- b. On corner lots, fences, walls, and gates within the required street side setback or special setback are allowed up to six feet in height, measured at the street side property line, except as restricted by Subsection 9103.01.070 (Vehicular Visibility Standards)
- c. Fences, walls, and gates shall be setback a minimum of 18 inches from the street side property line.

d. The area between the street side property line and the fence, wall, or gate shall have an appropriate irrigation system and decorative landscaping (shrubs, ground cover, flowers, plants, etc.). However, when there is a full landscaped parkway with no sidewalk, a fence, wall, and gate, excluding entry gate(s), may be placed to the street side property line in R-M, R-0, and R-1 Zones.

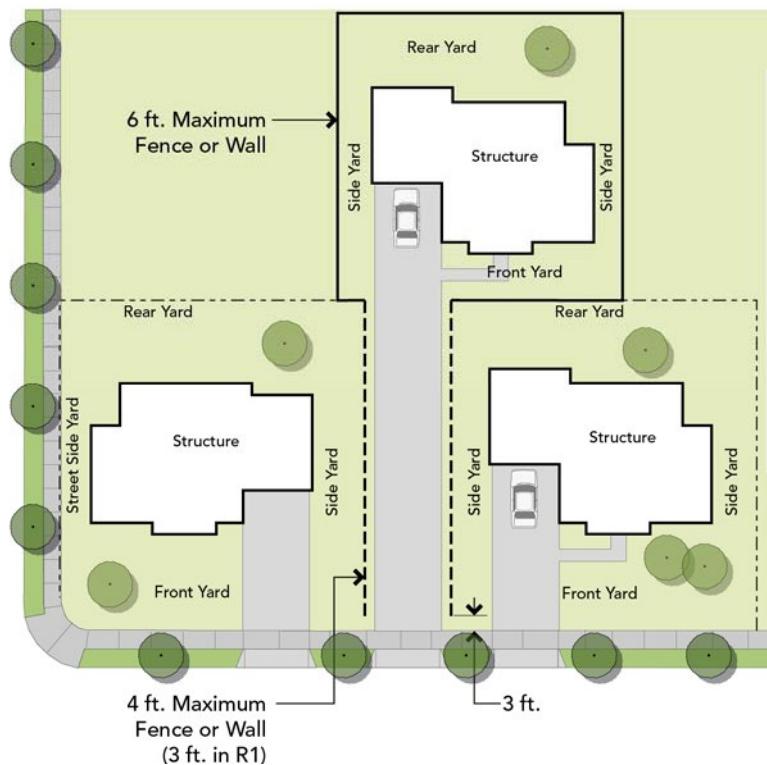
4. Fences, Walls, and Gates—Flag Lots

a. Fences, walls, and gates on flag lots shall not be allowed in R-2, R-3-R, and R-3 zones.

b. In areas zoned R-M and R-0, a fence or wall may be allowed in the front setback and driveway area, provided that it does not exceed four feet in height. In the R-1 zone, the height shall not exceed three feet.

c. Where a fence or wall is located within the front setback of a flag lot and the front property line of that flag lot abuts the rear property line of an adjacent lot, it may be allowed up to six feet in height. See Figure 3-12 (Fences and Walls on Flag Lots).

Figure 3-12
Fences and Walls on Flag Lots



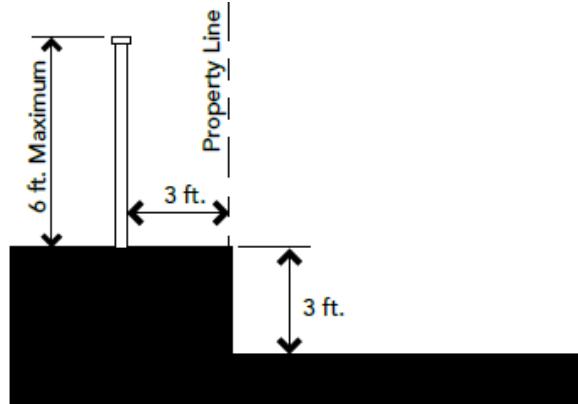
5. Fences, Walls, and Gates—Side and Rear Setback Areas

a. Fences, walls, and gates located within a required side and/or rear setback area(s) are allowed up to six feet in height, provided that no portion of any such fence, wall, or gate extends into the required front setback area.

b. Where there is a difference in grade between properties, a wall or fence is allowed up to six feet in height adjacent to the rear and side property lines if the wall or fence maintains a minimum setback that is equal to the difference in grade between the properties. Where there is no difference in grade between properties, a wall shall comply with the height limitations unless it complies with the setbacks required for an accessory building. Refer to Figure 3-13 (Fences Walls and Gates with a Grade Difference). However, if the grade has been altered due to previous grading, the finished grade shall be subject to review and approval by the Director.

c. Fences and walls are allowed adjacent to the property line in the side and rear setback areas.

Figure 3-13
Fences Walls and Gates with a Grade Difference



6. Walls for Tennis Courts

a. A six-foot high solid masonry wall shall be installed on the property lines between the tennis court and adjacent properties. In the R-M, R-0 and R-1 zones, where the entire side of a tennis court is a minimum distance of 25 feet from a property line, a six-foot high solid masonry wall shall not be required along the property line.

9103.05.040 Prohibited Fencing Materials in All Zones

A. No spears (apache, aristocrat with crushed spears, or any spear-like features) shall be allowed on a fence, wall, or gate.

B. Chain link, corrugated fiberglass, bamboo fencing, and wire type fencing shall not be allowed, except chain link fencing is allowed as a fencing material enclosing sports courts and temporary construction fencing.

Section 9103.07 – Off-Street Parking and Loading

Subsections:

- 9103.07.010 Purpose and Intent
- 9103.07.020 Applicability
- 9103.07.030 Permit Requirements
- 9103.07.040 Exemptions
- 9103.07.050 Off-Street Parking for Residential Uses
- 9103.07.060 Off-Street Parking for Non-Residential Uses
- 9103.07.070 Mixed-Use (Nonresidential and Residential Combined) Parking Standards
- 9103.07.080 Parking Area Design Standards Applicable to All Zones
- 9103.07.090 Shared/Joint Use and Off-site Parking
- 9103.07.100 Valet Parking
- 9103.07.110 Parking Structures
- 9103.07.120 Prohibition on Commercial Vehicle Parking in Residential Zones
- 9103.07.130 Landscape Standards for Parking Lots
- 9103.07.140 Parking for Electric and Alternative Fuel Vehicles
- 9103.07.150 Bicycle Parking Requirements
- 9103.07.160 Off-Street Loading

9103.07.010 Purpose and Intent

This Section establishes regulations to:

- A. Regulate off-street parking and loading to minimize traffic congestion and hazards to motorists, bicyclists, and pedestrians;
- B. Provide off-street parking in proportion to the needs generated by different land uses;
- C. Ensure access to projects by emergency response vehicles; and
- D. Ensure that parking areas are designed to operate efficiently and effectively and in a manner compatible with on-site and surrounding land uses.

9103.07.020 Applicability

- A. All terms defined in Division 9 (Definitions), except as provided, shall apply to this Section. The minimum off-street parking spaces established in this Section shall be provided for new construction or intensification of use, and for the enlargement or increased capacity and use of land.
- B. All required parking spaces shall be maintained in connection with the building or structure and use of land. The regulations within this Section apply:
 1. At the time of the erection of any building and/or structure; or
 2. Before the time any building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area or seats; or
 3. At a time that a usage requiring a higher number of parking spaces than the existing or previous use is applied.
- C. Nothing in this Section shall be deemed to limit the power of the Director, Commission, or Council, acting either on its own or on appeal, to require parking of increased numbers or alternative types and arrangements as part of the conditions of approval to a discretionary permit or to mitigate environmental impacts

9103.07.030 Permit Requirements

- A. New Parking Lots.** New parking lot design shall be reviewed as part of the building permit process and any other land use or development permit process required for a project. A site plan of the premises shall be required for all new parking. The site plan shall be submitted to the Director in conjunction with the required permit(s) and shall include sufficient detail to determine compliance with the provisions of this Section. The site plan shall be approved, modified, and/or denied through the normal process of approving, modifying, and/or denying the permit causing the submission of the site plan or other discretionary permit.
- B. Modification of Existing Parking Lots.** Except otherwise stated in this Section, modification or improvement to an existing parking lot which impacts the parking space layout, configuration, and/or number of stalls shall require the review and approval by the Director of a Site Plan and Design Review pursuant to the requirements of Section 9107.19 (Site Plan and Design Review).

9103.07.040 Exemptions

- A. Modification of Existing Lots.** The following parking lot improvements shall be considered minor in nature, as long as the number and/or configuration of parking stalls are not altered. These improvements shall be exempt from permit requirements, except for permits that may be required by the Building Official.
 1. Repair of any defects in the surface of the parking area, including holes and cracks.
 2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces.
 3. Repair or replacement of damaged planters and curbs in the same location.
 4. Installation of parking stalls reserved as accessible parking stalls in compliance with the Americans with Disabilities Act (ADA), and any required ADA passenger loading areas.

9103.07.050 Off-Street Parking for Residential Uses

Amended by Ord. No. 2347

Amended by Ord. No. 2375

Amended by Ord. No. 2400

- A. Number Required.** Unless off-street parking reductions are allowed in compliance with provisions identified, off-street parking spaces shall be provided in compliance with Table 3-3 (Off-Street Parking Requirements: Residential Uses). These standards shall be considered the minimum required to preserve the public health, safety, and welfare of the community. An increase or decrease in the parking requirements may be determined by the Review Authority in particular circumstances where these requirements are inadequate for a specific project. These cases shall be determined through a parking study as outlined in this Division.
- B. Off-Street Parking Requirement Calculations.** Table 3-3 (Off-Street Parking Requirements: Residential Uses) establishes the off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply:
 1. "Square feet" or "sf" shall mean "square feet of floor area" and refer to floor area as defined in Division 9 (Definitions), unless otherwise specified.
 2. Any fractional parking space greater than or equal to one-half shall be rounded to the next whole number. If the fraction is less than 0.49 of a space, the total number of spaces shall be rounded down to the nearest whole number.
- C. Off-Street Residential Parking Requirements for Residential Uses**
 1. **Uses Not Listed.** The number of parking spaces required for land uses not specifically listed shall be determined by the Director based on common functional, product, or compatibility characteristics and activities. The determination is considered a formal interpretation of the Development Code and shall be decided and recorded accordingly. The interpretations shall have the same force of law as the provisions of this Section. Any inclusion of land uses in this Section shall be defined and included in Division 9 (Definitions), and shall be included in the land uses in Division 2 (Zones, Allowable Uses, and Development Standards).

**Table 3-3
Off-Street Parking Requirements:
Residential Uses**

Land Use	Minimum Parking Spaces Required
Single-Family Dwellings (Attached and Detached) and Two-Family Dwellings	<ul style="list-style-type: none"> 2 spaces per dwelling unit in a garage for units less than 5,000 square feet in size with up to 4 bedrooms 3 spaces per dwelling unit in a garage for units 5,001 square feet or more in size and/or with 5 or more bedrooms ⁽¹⁾
Accessory Dwelling Unit	1 space, covered or uncovered, per accessory dwelling unit or number of bedrooms in the accessory dwelling unit, whichever is greater ⁽²⁾
Multifamily Dwellings	<p>For the R-2, R-3 and R-3-R Zones:</p> <ul style="list-style-type: none"> 2 covered spaces per unit, plus guest parking as follows: 1 guest parking space for every 2 units <p>For the Residential Flex Overlay Zones:</p> <ul style="list-style-type: none"> 1 space per studio unit 1.5 spaces per unit
Mixed Use Units	<ul style="list-style-type: none"> 1 space per studio unit 1.5 spaces per unit 1 guest space for every 3 units
Live/Work Units	1 space per unit and 1 space per 1,000 square feet of nonresidential floor area
Senior Housing (when restricted to age 62 and older)	<p>For senior affordable apartment housing: 1 space per unit, and 1 guest space for every 4 units for assisted living facilities: 1.5 spaces per unit</p> <p>For senior market rate housing: 2 spaces per unit</p>

Notes:

i. A tandem parking space may be allowed to satisfy the third required, or any non-required, parking space, subject to Design Review approval.

(2) Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances:

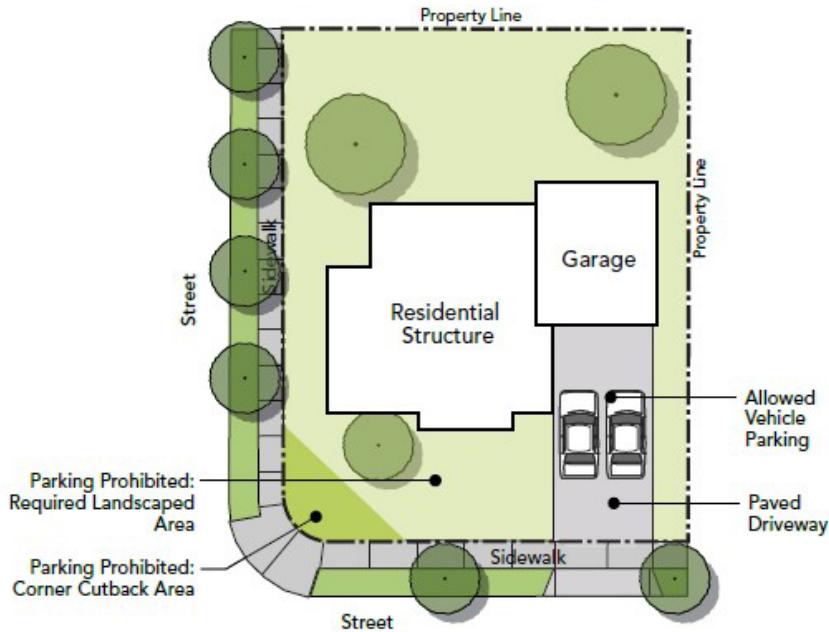
- The accessory dwelling unit is located within one-half mile of public transit
- The accessory dwelling unit is located within an architecturally and historically significant historic district
- The accessory dwelling unit is part of the existing primary residence or an existing accessory structure
- When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit
- When there is a car sharing vehicle located within one block of the accessory dwelling unit

2. **Residential Use: When Required Covered or Garage Parking Cannot Be Provided.** Apart from the requirements for parking in a garage contained in Table 3-3 (Off-Street Parking Requirements: Residential Uses) for residential uses, wherever required covered or garage parking cannot be provided due to physical limitations on a property, an alternative parking arrangement for the remaining required parking can be arranged by the approval of an Administrative Modification subject to the requirements of Section 9107.05 (Administrative Modifications).

D. Parking Location

- Parking spaces shall be designed, constructed, and maintained in a manner that does not preclude direct and free access to stairways, walkways, elevators, any pedestrian way, and fire safety equipment.
- Vehicle parking (and access thereto) shall be provided on a permanently paved surface.
- When required off-street parking spaces are provided on a separate lot from the building or land use, Subsection 9103.07.090 (Shared/Joint Use and Off-site Parking) shall apply.

Figure 3-14
Single-Family Parking Location Requirements



E. Residential Parking Location—Specific Requirements

1. R-M Zone

- a. A garage or carport opening directly upon a side street shall be located not less than 20 feet from the street side lot line.

2. R-0 and R-1 Zones

- a. Required parking spaces shall be provided on the same site as the main building in an enclosed garage. Each parking space provided beyond the minimum required shall also be within an enclosed garage.
- b. Each required parking space shall be in a garage located behind the required front setback and shall be served by a driveway no less than nine feet in width, except as specified in Section 9103.07.050.D.
- c. Only one driveway shall lead to an enclosed garage, unless it is a circular driveway.
- d. Below grade or subterranean parking spaces shall not be allowed unless an Administrative Modification is granted pursuant to Section 9107.05 (Administrative Modifications). Not more than one story below grade shall be allowed.
- e. On lots less than 100 feet in width, no more than a two-car garage shall be allowed facing the front and/or street-side. On lots 100 feet or greater in width, no more than a three-car garage facing the front and/or street-side setback areas shall be allowed.
- f. An enclosed two-car garage shall have a minimum opening of 16 linear feet, and an enclosed three-car garage shall have a minimum opening of 24 linear feet.

F. Standard Residential Parking Stall Dimensions. Required parking stalls, including guest parking spaces, within all residential zones shall meet the dimension requirements set forth in Table 3-4 (Parking Space Dimensions-Residential Zones). Dimensions shall be measured from interior building wall.

Table 3-4 Parking Space Dimensions-Residential Zones			
Zone	Size of Parking Stall (minimum)		Length
	Width (General)	When Adjacent to Wall or Structure	
R-M, R-O, and R-1	10 ft	11 ft, 6 in	20 ft
R-2, R-3, and R-3-R	10 ft	11 ft, 6 in	20 ft

G. Residential Driveways

- Paving.** All parking areas and driveways shall be paved with cement concrete. Other paving materials, including brick may be substituted with review and approval by the Director of a Site Plan and Design Review pursuant to the requirements of Section 9107.19 (Site Plan and Design Review).
- Width.** The maximum width of driveways within residential zones shall be 20 feet for single-family zones and 25 feet for multifamily zones. The maximum width for all single-family and multi-family residential common driveways shall not exceed 30 feet.
- Does Not Fulfill Parking Requirement.** No portion of any required driveway shall be used to fulfill any parking space requirements, except as specified in Section 9103.07.050.D.
- R-M, R-0 and R-1 Zones**
 - Only one driveway shall be allowed for each residential lot. The number may be increased to two for an approved circular driveway pursuant to Section 9103.07.050.H (Circular Driveways for Residential Zones).
 - A driveway shall not be less than nine feet in width.
 - Pedestrian walkways and driveways shall occupy no more than 40 percent of the required front setback or street side setback.
 - Driveways shall have at least 10 feet of unobstructed vertical clearance.
 - Driveway slope shall not exceed 10 percent.

H. Circular Driveways for Residential Zones

- Lots with street frontage of 100 feet or greater are eligible for circular driveways.
- On lots with more than one street frontage, a circular driveway shall be located on the street frontage that is 100 feet or greater; provided, however, that not more than one circular driveway shall be allowed for any one lot.
- The circular driveway shall not be less than nine feet in width and shall not have a width greater than 15 feet.
- The inside edge of the circular driveway shall be located a minimum distance of 25 from the property line at the street right-of-way.

- Tandem Parking Spaces.** Tandem parking spaces may be allowed in residential and mixed-use zones in compliance with the following requirements, and subject to Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review).
 - For multifamily development projects, tandem spaces shall not constitute more than 20 percent of all required spaces and shall not be permitted to meet guest parking requirements.

2. For single-family units, tandem parking may be provided within a garage, provided that such garage has an interior space measuring at least 20 feet by 20 feet adjacent to the garage door and at least one required parking space shall be in a regular (non-tandem) format.
3. The size of the tandem parking space shall be 10 feet by 19 feet and shall allow adequate maneuvering room for both vehicles and pedestrians around the tandem spaces.

9103.07.080 Parking Area Design Standards Applicable to All Zones

Amended by Ord. No. 2375

A. General Requirements

1. All required off-street parking areas shall be paved. Paving materials, methods, soils compaction, and base materials shall be shown on building plans prepared by a State licensed architect, civil engineer or structural engineer.
2. All required parking spaces shall have adequate individual access and safe ingress and egress.
3. No parking space shall be arranged in a manner that requires the moving of any other vehicle on the premises in order to enter or leave any other parking space, other than as permitted by Section 9103.07.050.I (Tandem Parking Spaces). This provision shall not apply at such times as attendant parking is provided.
4. When determined necessary by the Director, painted directional signs shall be provided in each aisle or driveway.
5. No parking space backup area shall occur in the first 20 feet from the street right-of-way, parking lot entrance, or parking lot exit.
6. No driveway shall be constructed within three feet of any fire hydrant, ornamental light standards, telephone or electric pole, meter box or underground vault, or manhole.
7. All driveways and drive approaches within the public right-of-way shall be constructed of standard Portland cement concrete, six inches thick. No variations in material within the public right-of-way shall be allowed.
 - a. All required parking facilities shall be permanently maintained, free of litter and debris, potholes, obstructions and stored material.
 - b. Each parking space shall have a minimum 25-foot turning radius and/or a minimum of 25 feet of clear back-out space.
8. A minimum of distance of 14 feet six inches is required between any driveway openings, unless otherwise specified in this section. The distance shall be measured from the closest points between any two driveways. Driveway openings for the purpose of this subsection shall be the first five feet along the length of the driveway measured from the point where the opening abuts the roadway.

9103.07.120 Prohibition on Commercial Vehicle Parking in Residential Zones

- A. No commercial vehicle, as defined by the California Vehicle Code, which exceeds three tons in unladen gross weight shall be parked or left standing between the hours of 12:00 a.m. midnight and 4:00 a.m. of any day on any part of any property zoned or used for residential purposes.

Section 9103.09 - Landscape Standards—Single Family Zones

Subsections:

- 9103.09.030 Landscape Plan Required; What Constitutes Landscape Materials
- 9103.07.040 Landscape Requirements
- 9103.07.050 Landscape Irrigation and Maintenance

9103.09.030 Landscape Plan Required; What Constitutes Landscape Materials

A. **Plan Check Requirements and Content.** A Landscape Documentation Package prepared by a licensed landscape architect shall be required for all applicable projects as described in the Water Efficient Landscaping Ordinance (see Section 7554.3), and for any project involving the installation of artificial turf within the front or street side yards.

9103.09.040 Landscape Requirements

Amended by Ord. No. 2375

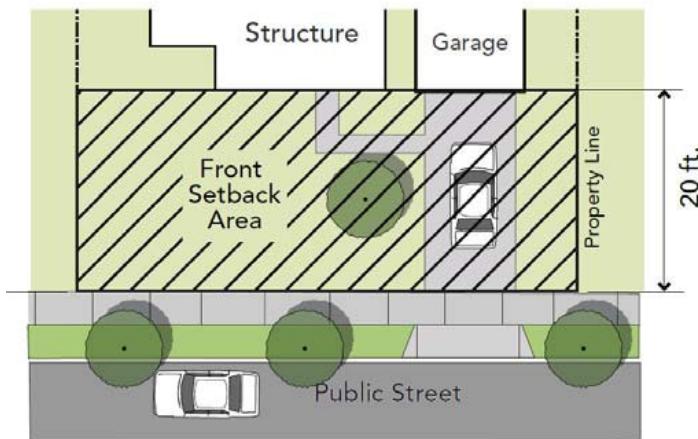
A. **Applicability.** The standards in this Section shall apply to residential and non-residential uses.

B. **Landscape Requirement for Residential Zones.** All areas of a site not devoted to structures, driveways, or walkways shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner.

1. R-M, R-0 and R-1 Zones

- a. The front and street-side areas shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner.
- b. Hardscape materials of driveways and pedestrian walkways including pavement, concrete, interlock pavers, and the use of artificial turf, shall not cover more than 40 percent of the required front setback or street side. See Figure 3-17 (Front Setback Area-60% Landscaping Required).

Figure 3-17
Front Setback Area – 60% Landscaping Required



2. **R-M Zone.** All cut or fill slopes exceeding six feet six inches in vertical height between two or more contiguous lots shall be planted with adequate plant material to protect the slope against erosion. The planting shall cover the bank within two years from the time of planting. The permittee, owner, or developer shall water the planted slopes at sufficient time intervals to promote growth.

D. Artificial Turf

1. Locations Permitted

- a. **Back Yards and Interior Side Setback Areas.** Artificial turf is permitted in any zone within any back yard and/or interior side setback areas.

- b. **Front and Street-Side Yards.** In any zone, a maximum of 15 percent of the yard area within the front or street side yards may be installed with artificial turf. Artificial turf shall not be installed within 10 feet of a sidewalk or within 20 feet from the curb if there is no sidewalk.
- c. **Not Permitted in Parkways.** Artificial turf is not permitted within any parkway areas.

2. **Minimum Standards.** To be used in the front or street-side yard, artificial turf must meet minimum standards for materials, installation, and maintenance.

- a. **Materials and Style.** Artificial turf must have a minimum eight-year no-fade warranty as issued by the manufacturer; be cut-pile infill and made from lead-free polypropylene, polyethylene or a blend of such fibers on a permeable backing; and, have a minimum blade length (pile height) of 1.5 inches, or as determined by the Director as manufacturing processes are updated. Nylon-based or plastic grass blades are not permitted. The use of indoor/outdoor carpeting, and artificial shrubs, flowers, trees and vines instead of natural plantings is prohibited. Infill medium must consist of ground rubber; rubber coated sand or other approved mixtures and must be brushed into the fibers of the artificial turf. The style of the fiber, color, and texture shall resemble fescue, rye, and other common natural grass blades.
- b. **Installation.** Artificial turf must be installed per all manufacturer's requirements and must include removal of all existing plant material and top three inches of soil in the installation area; placement of filter fabric or synthetic porous material over compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage; and, the area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property. Artificial turf areas must be sufficiently drained to live planting areas to provide complete infiltration of runoff. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
- c. **Maintenance.** Artificial turf must be maintained in a green, fadeless condition; free of weeds, stains, debris, tears, holes, depressions, ruts, odors, and looseness at edges and seams. Damaged or worn areas in the artificial turf surface must be repaired or removed and replaced in a manner that results in consistent appearance with the existing artificial turf. The artificial turf surface must be replaced once it is unable to be maintained as required. Vehicle parking on artificial turf is prohibited.

9103.09.050 Landscape Irrigation and Maintenance

- A. The owner of any property, or any other person or agent in control of a property, on which is located any retaining walls, cribbing, drainage structures, planted slopes and other protective devices, required according to a permit granted under this Code or required under the issuance of a grading permit, shall maintain the retaining walls, cribbing, drainage structures, planted slopes, and other protective devices in good condition and repair at all times.
- B. All landscaped areas in non residential zones shall be provided with a permanent irrigation system installed below grade except for sprinkler heads. All domestic water supply lines to which irrigation systems are connected shall, when necessary, be protected by installation of atmospheric or pressure type vacuum breakers. At least one hose bibb shall be located each 100 linear feet, starting with one hose bibb at the front wall. Hose bibbs, wherever possible, shall be located in planting beds. In no case shall hose bibbs be located where they will interfere with pedestrian or vehicular circulation.