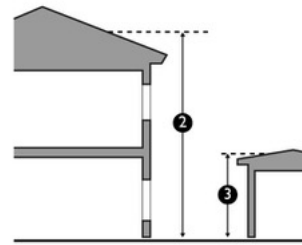
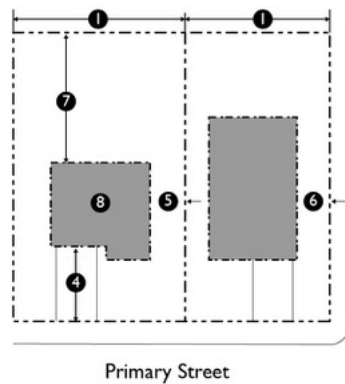


### 9211.3 Development Regulations

Table 9211.3: Development Regulations-Residential Zones prescribes the development standards for the Residential Zones. The regulations apply to the form-giving features of development projects to implement development and design policies in General Plan 2040. The numbered features in the illustration refer to corresponding regulations in the “Additional Regulations/#” column. Additional regulations are indicated in the rightmost column, where Section numbers refer to other parts of the Zoning Code and individual letters refer to subsections as Additional Development Standards that directly follow the table. The diagrams below depict primary structures. See Part 3-B for regulations applicable to accessory structures, accessory dwelling units, and mobile home parks.

TABLE 9211.3: DEVELOPMENT REGULATIONS – RESIDENTIAL ZONES					
<div><div><p>Primary Street</p></div><div><p>KEY</p><ul style="list-style-type: none"><li>--- Property Line</li><li>■ Buildable Area</li><li>--- Setback Line</li></ul></div></div>					
District	LDR	LMX	MDR	HDR	Additional Regulations/#
Maximum Density (units/net acre)	Up to 10	10 to 18 on lots over 15,000 sq. ft. <sup>1</sup>	10 to 18 <sup>2</sup>	18 to 30 <sup>2</sup>	State-mandated density bonuses for affordable housing are in addition to densities otherwise permitted. The bonuses are applied to the base density/intensity for the land use classification.
Maximum Floor Area Ratio	Up to 0.55	NA	NA	NA	
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	5,000	
Minimum Lot Width (ft.)	50 or 55 for corner lot				①
Maximum Height (ft.)					
Main Building	20	30	30	40	See Part I, Section 9115.14, Measuring Building Height. ②
Accessory Building	15	15	15	15	See Part I, Section 9115.14, Measuring Building Height, and Part 3-B, Division 11, Accessory Buildings③ See Part 3-B, Division 10, Accessory Dwelling Units, for provisions applicable to ADUs.

**TABLE 9211.3: DEVELOPMENT REGULATIONS – RESIDENTIAL ZONES**



**KEY**  
 --- Property Line  
 ■ Buildable Area  
 --- Setback Line

District	LDR	LMX	MDR	HDR	Additional Regulations/#
<b>Minimum Setbacks (ft.)</b>					
Front	20 ft. or 20% of lot depth, whichever is less.				④
Interior Side	3 ft. for lots under 30 ft. wide, 10% of lot width for lots 30–50 ft. wide; 5 ft. for lots wider than 50 ft.				⑤
Street Side	Twice width of interior side yard.				⑥
Rear	15 ft. or 15% of lot depth, whichever is less				⑦
Minimum Distance between Buildings (ft.)	5	5	10	10	
Maximum Lot Coverage (%)	35	50	50	50	See Section 9211.4 and Supplemental Regulations, and Section 9211.9, Bungalow Court, Courtyard, and Townhouses. ⑧
<b>Limitations:</b> <ol style="list-style-type: none"> <li>Units under 600 sq. ft. counted at 50% of density otherwise allowed on lots over 10,000 sq. ft.</li> <li>Up to 20% increase with additional active ground floor commercial or community benefits per Part 4, Division 8.</li> <li>Up to 60 feet and 6 stories with additional active commercial space or community benefits per Part 4, Division 8.</li> <li>18 to 40 for sites larger than two acres. Up to 40% increase in density with community benefits per Part 4, Division 8.</li> </ol>					

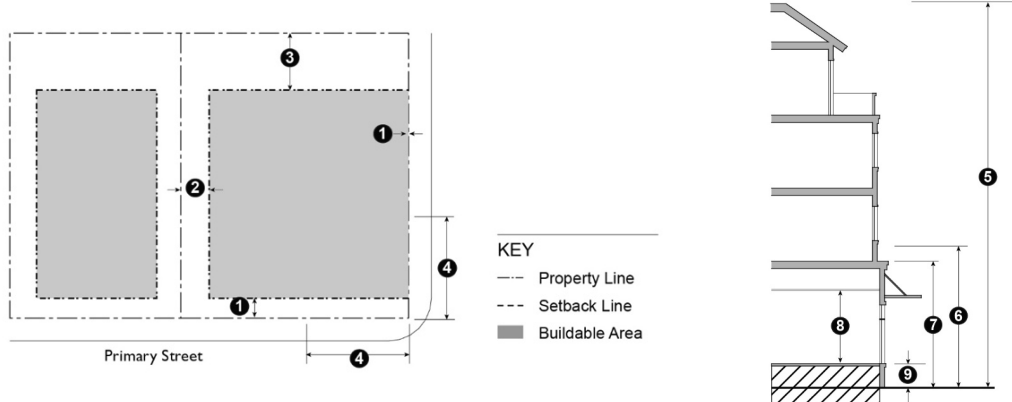
#### 9211.4 Supplemental Regulations

*Supplemental regulations establish provisions for additional requirements applicable to some or all projects in the zoning districts. The regulations will be cross-referenced in the column headed Additional Regulations in the previous section. This Section also includes provisions for constructing up to two residential units on existing single-family lots and for approving urban lot splits pursuant to the requirements of SB 9 as codified in Government Code Section 65852.21.*

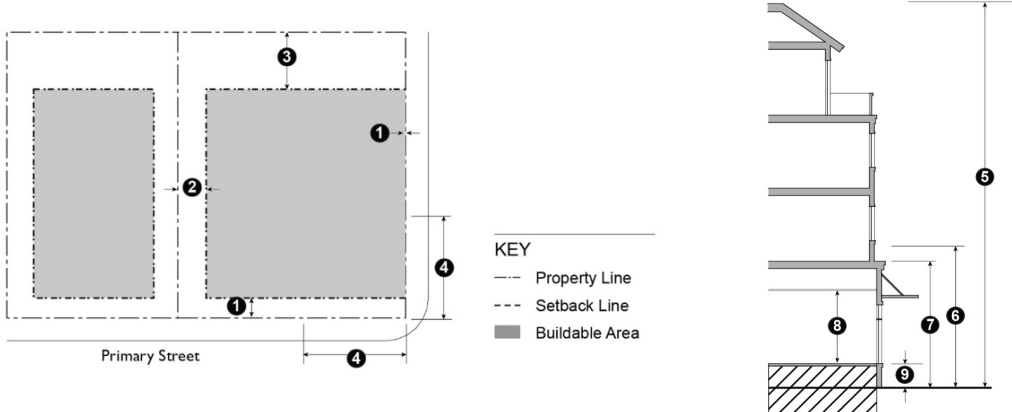
- A. Lot Coverage.** Driveways, sidewalks, and paving shall not cover more than 35 percent of a required front yard setback for residential property with a single-car driveway, 50 percent for a two-car driveway, and 40 percent for a driveway where the garage does not face a public street. The Director may approve an exception to allow up to 50 percent of the area between the residential structure and the public right-of-way to be paved subject to the requirements of [Part 4 Division 10, Exceptions](#), and based on the following additional findings:
1. The lot is sub-standard due to its size, width, or other characteristic or has other unique features.
  2. The paved area will be used for parking an automobile, recreational vehicle, or non-commercial vehicle with a capacity of not more than one ton subject to the following conditions:
    - a. There is no access to the rear yard or other approved location for parking,
    - b. No more than one required parking space is in the front or side yard area,
    - c. No motor home, recreational vehicle, truck, or other vehicle exceeding 8 feet in width or 32 feet in length shall be parked in the area between the residential structure and the public right-of-way; and,
    - d. Additional landscaping, screening, decorative paving, or another similar feature is provided to enhance the appearance of the setback and/or minimize the visibility of any parked vehicles.

### 9212.3 Development Regulations

Table 9213.3 prescribes the development standards for the mixed-use districts. Additional regulations are indicated in the column to the right. Section numbers in this column refer to other Sections of this Code, while individual letters refer to subsections that directly follow the table. The numbers in the illustrations refer to corresponding regulations listed in the column headed Additional Regulations.

TABLE 9212.3 DEVELOPMENT REGULATIONS—MIXED-USE DISTRICTS				
				
District	DMX	CMX	FLX	Additional Regulations/#
<b>Lot and Density</b>				
Minimum Lot Size (sf)	5,000 <sup>1</sup>	5,000 <sup>1</sup>	5,000 <sup>1</sup>	
Minimum Lot Width (ft.)	50 <sup>2</sup>	50 <sup>2</sup>	50 <sup>2</sup>	
Minimum/Maximum Density (units per net acre)	40 to 65 <sup>3</sup>	Up to 40 <sup>3</sup>	Up to 40 <sup>4</sup>	See Figure 9212.2, Flex District Housing Sites
Maximum Floor Area Ratio (FAR)	1.75/Up to 2.45 with community benefits <sup>5</sup>	1.0/Up to 1.15 with community benefit <sup>5</sup>	0.4 for non-residential only/Up to 0.5 with community benefits; Up to 1.0 for mixed-use; None for residential only <sup>5</sup>	See Figure 9212.2, Flex District Housing Sites and Part 4, Division 9, Community Benefits
<b>Setbacks (ft.)</b>				
Front	10	5	10	At least 25 percent of the façade within 20 feet of a street lot line must be divided into façade planes that are offset by at least 2
Side	10	5; 10 when abutting a R district	0; 20 when abutting a R district	

**TABLE 9212.3 DEVELOPMENT REGULATIONS—MIXED-USE DISTRICTS**

<div><p><b>KEY</b></p><ul style="list-style-type: none"><li>Property Line</li><li>Setback Line</li><li>Buildable Area</li></ul></div>				
District	DMX	CMX	FLX	Additional Regulations/#
Rear	15; 20 when abutting a R district	10	0; 10 when abutting a R district	ft. in depth from the rest of the façade.
Min. Space between Buildings (ft.)	Buildings on the same lot shall be separated by at least 6 ft. Where there is a separation and both buildings are more than 30 ft. in height, the required separation shall be increased by 1 ft. for each 2 ft. of height above 30 ft. on the lower building			
<b>Building Height (ft)</b>				
Building Maximum	65/Up to 85 with community benefits	45/Up to 65 with community benefits	55/Up to 80 per approved specific or master plan	
Parking Podium	Maximum height of parking podium visible from street is 9 ft. from finished grade			
<b>Ground Floor Minimum Height (ft.)</b>				
Ground Floor Residential Uses	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3,4</sup>	
Ground Floor Non-Residential Uses	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>	
Notes:				
1. The minimum lot size for residential-only developments is 30,000 s.f.				
2. The minimum lot width for a commercial-only building is 50 feet.				
3. Up to 40% additional residential density with more that 0.2 FAR new or replaced ground floor active commercial.				
4. Residential only permitted on sites included in the 2021-2029 Housing Element Sites Inventory and sites identified in Figure 9212.2, Flex District Housing Element Sites. Sites in adopted Specific Plan Areas must comply with regulations in the Specific Plan.				
5. Ground floor building area devoted to active commercial use exempt from FAR calculations.				

#### 9212.4 Supplemental Regulations

**A. Build-To Line.** Buildings shall be constructed at the street frontage or required setback line (the "build-to" line) for at least 60 percent of the building frontage. At least two-thirds of the area between the building and lot line shall be paved so that it functions as a wider public sidewalk. This requirement may be modified or waived by the Director upon finding that:

1. Substantial landscaping will be located between the build-to line and ground floor residential units to soften visual impact of buildings,
2. Entry courtyards, plazas, entries, or outdoor eating and display areas will be located between the build-to line and building, provided that the buildings will be built to the edge of the courtyard, plaza, or outdoor dining area; or
3. The building will incorporate an alternative entrance design facing the street that will incorporate a combination of features such as a landscaped public space, public art, or a water feature.

**B. Required Setbacks for Residential Uses.**

1. Front Setbacks. Buildings that are entirely residential and portions of buildings with residential uses on the ground floor may be setback up to 8 feet from the street lot line.
  - a. The setback must be landscaped, but up to one-third of the setback area can be hard surfaced for pedestrian or bicycle access.
  - b. Vehicle access is not allowed through the setback unless the frontage provides the only access to the residential portion of the site.
2. Interior Side and Rear Setbacks. To provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows for residential units and facing an interior side or rear setback area.
  - a. For any wall containing windows, a setback of at least 5 feet shall be provided.
  - b. For any wall containing living room or bedroom windows, a setback of at least 10 feet shall be provided.
  - c. The required setbacks apply to that portion of the building wall containing a window and extending 3 feet on either side of the window.

**C. Height Limitations and Exceptions.** To encourage more development along corridors, regardless of district while acknowledging and preserving existing single-family residential areas, height limits are required:

1. Daylight Plane Required Adjacent to Residential Districts.
  - . Buildings shall not extend above a plane starting at 25 feet in height directly above the property line abutting any residentially zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site.