

CHAPTER 17.08
RESIDENTIAL DISTRICTS

§ 17.08.010. Purpose.

A. Residential Zoning Districts. This chapter provides regulations applicable to development and new land uses in the residential zoning districts established by Section 17.06.010 (Zoning Districts Established). The purpose of this chapter is to achieve the following:

1. Preserve and enhance the predominately low density, high quality residential character of the city, while providing a variety of housing opportunities to accommodate existing and future residents;
2. Ensure that existing residential neighborhoods and surrounding vacant lands are developed in a manner that preserves neighborhood character, establishes neighborhood identity and provides a consistent and compatible land use pattern;
3. Ensure adequate light, air, privacy, and open space for each dwelling;
4. Minimize traffic congestion and avoid the overloading of public services and utilities;
5. Facilitate the provision of public improvements commensurate with anticipated increase in population, dwelling unit densities, and service requirements; and
6. Protect residential neighborhoods from excessive noise, illumination, unsightliness, odor, smoke and other objectionable influences.

B. Individual Zoning Districts. The purposes of the individual residential zoning districts and the manner in which they are applied are as follows:

1. HR (Hillside Reserve) Zone. The HR zoning district identifies hillside areas appropriate for limited single-family uses on privately owned land while preserving scenic resources. The maximum allowable density is one unit per six hundred forty acres. The HR zoning district is intended to allow limited residential development between open space and higher density residential uses, and to preclude inappropriate expansion of urban development on hillside land subject to environmental constraints or possessing resource values. The HR zoning district is consistent with the hillside reserve land use designation of the general plan;
2. R-E (Residential Estate) Zone. The R-E zoning district identifies areas appropriate for low density, large lot single-family uses. The allowable maximum density is one dwelling unit per net acre. The R-E zoning district is intended to provide for lower density development and lower densities with open space areas to encourage a rural and estate character. The R-E zoning district is consistent with the residential estates land use designation of the

general plan;

3. R-L-2 (Residential Very Low Density) Zone. The R-L-2 zoning district identifies areas appropriate for large lot single-family uses. The allowable maximum density is two dwelling units per gross acre. The R-L-2 zoning district is intended to provide for single-family parcels ranging from fifteen thousand to twenty thousand square feet or larger, or similar density country club type development. The R-L-2 zoning district is consistent with the low density residential land use designation of the general plan;
4. R-L-3 (Residential Low Density) Zone. The R-L-3 zoning district identifies areas appropriate for single-family uses. The allowable maximum density is three units per gross acre. The R-L-3 zoning district is intended to provide for moderately low density development in a single-family setting. The R-L-3 zoning district is consistent with the low density residential land use designation of the general plan;
5. R-M (Residential Medium Density) Zone. The R-M zoning district identifies areas appropriate for a variety of housing types. The allowable maximum density is four units per gross acre. The R-M zoning district is intended to encourage the development of a variety of residential development, including garden apartments and affordable housing. The R-M zoning district is consistent with the medium density residential land use designation of the general plan;
6. R-H (Residential High Density) Zone. The R-H zoning district identifies areas appropriate for the greatest diversity of residential development, including attached single-and multi-family uses. The allowable density range is from five to nine units per gross acre. This zoning district is most suitable for affordable and senior housing, including apartments and condominiums. The R-H zoning district is consistent with the high density residential land use designation of the general plan; and
7. MHP (Mobile Home Park) Zone. The MHP zoning district identifies areas appropriate for the accommodation of mobile homes, including manufactured housing, in planned residential developments. The allowable density range is from five to nine units per gross acre. The MHP zoning district is consistent with the mobile home park land use designation of the general plan.

(Ord. 777 § 1 Exh. A, 2002; Ord. 814 § 1, 2002; Ord. 832 § 1(a), 2003; Ord. 845 § 1, 2003; Ord. 935 § 2, 2006; Ord. 1020 § 2, 2011)

§ 17.08.012. Allowable residential zone uses, permit requirements and project review authority.

Allowable land uses within residential zoning districts are indicated in Table 2-2 by permit requirement. Review authority for development projects is also provided. In the event that future land use is unknown for a development project the city council shall be the review authority.

TABLE 2-2 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS Permit Requirement by District								
Land Use (1) (2)	HR	R-E	R-L-2	R-L-3	R-M	R-H	MHP	Project Review Authority
Residential								
Accessory Uses and Structures 17.30.190		P	P	P	P	P	P	Staff
Accessory Dwelling Units 17.30.200	P	P	P	P	P	P	P	Staff
Assisted Living Facilities 17.30.040					C	D		CC
Child Day Care—Up to 8 17.30.060	P	P	P	P	P	P	P	Staff
Child Day Care—9 to 14 17.30.060		D	D	D	D	D	D	PC
Community Apartments and Condominiums			D	D	D	D		CC
Density Bonuses 17.22.020					D	D	D	CC
Group Homes—6 Beds or Less	P	P	P	P	P	P	P	Exempt
Group Homes—More Than 6 Beds						C		CC

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

Permit Requirement by District

Land Use (1) (2)	HR	R-E	R-L-2	R-L-3	R-M	R-H	MHP	Project Review Authority
Guest/Employee Housing 17.30.195		P	P	P	P			Staff
Home Occupations 17.44.060		P	P	P	P	P	P	Staff
Manufactured Housing 17.30.120		D	D	D	D	D	D	CC
Mobile Home Parks 17.30.130							D	CC
Model Home Complexes 17.90.020		D	D	D	D	D	D	CC
Multifamily Housing				D	D	D		CC
State Licensed Residential Care Homes—6 Clients or Less	P	P	P	P	P	P	P	Exempt
Large Residential Care Facilities (7+) and Nonlicensed Residential Care Homes						C		CC
Supportive Housing—6 Beds or Less	P	P	P	P	P	P	P	Exempt

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

Permit Requirement by District

Land Use (1) (2)	HR	R-E	R-L-2	R-L-3	R-M	R-H	MHP	Project Review Authority
Supportive Housing—More than 6 Occupants						C		CC
Transitional Housing—6 Beds or Less	P	P	P	P	P	P	P	Exempt
Transitional Housing—More than 6 Occupants						C		CC
Senior Citizen Congregate Care Housing 17.30.210				D		D	D	CC
Custom Single-Family Residences (2)	D	D	D	D	D	D		PC
Custom Single-Family Residence Overheight and Two Story	D	D	D	D	D	D		CC
Production Single-Family Residences (2)	D	D	D	D	D	D		CC
Temporary Uses 17.46.020	P	P	P	P	P	P	P	Staff
Nonresidential								

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

Permit Requirement by District

Land Use (1) (2)	HR	R-E	R-L-2	R-L-3	R-M	R-H	MHP	Project Review Authority
Private Cemeteries 17.30.160		C	C					CC
Public Utility Facilities	C	C	C	C	C	C	C	CC
Open Space and Resources								
Animal Keeping 17.30.030		C						PC
Equestrian Facilities		C						CC
Horses 17.30.030		P	P					Staff
Nature Preserves	C	C	C	C	C	C	C	CC
Education, Public Assembly, and Recreation								
Churches/Places of Worship—Up to 8,000 sq. ft.		C	C	C	C	C	C	CC
Golf Courses, Country Clubs 17.30.070			D	D	D	D	D	CC
Residential Recreational Facilities, Private	P	P	P	P	P	P	P	Staff
Swimming Pool	P	P	P	P	P	P	P	Staff
Tennis Court, Private (including lighted)	D	D	D	D	D	D	D	PC

TABLE 2-2

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

Permit Requirement by District

Land Use (1) (2)	HR	R-E	R-L-2	R-L-3	R-M	R-H	MHP	Project Review Authority
Trails	C	P	P	P	P	P	P	CC/Staff
Communication Facilities								
Satellite Dish Antenna (over 18" diameter)	D	D	D	D	D	D	D	CC
Telecommunication Facilities 17.32.050	C	C	C	C	C	C	C	CC/Staff

Key to Permit Requirements		
Symbol	Applicable Process	See Chapter
P	Permitted use (3)	
D	Development Plan Permit required	17.42
C	Conditional use—Conditional Use Permit required	17.48
Blank	Use not allowed	

Notes:	
(1)	See Section 17.02.020(D) (Allowable uses of land).
(2)	See Section 17.90.020 for definitions of the land uses listed.
(3)	A director approved development plan permit shall be required. See Chapter 17.42.

(Ord. 845 § 2, 2003; Ord. 912 § 4, 2005; Ord. 981 § 1, 2009; Ord. 1020 § 2, 2011; Ord. 1061 § 2, 2013; Ord. 1148 § 4, 2019)

§ 17.08.020. Residential districts general development standards.

New land uses and structures, and alterations to existing land uses and structures, shall be designated, constructed, and/or established in compliance with the requirements in Table 2-3, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Division III (Development and Operational Standards).

TABLE 2-3 RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT				
Development Feature	HR	R-E	R-L-2	R-L-3
Minimum Parcel Size	640 acres (5)	1 acre	18,000 sq. ft.	12,000 sq. ft.
Minimum Parcel Width	100 ft.	100 ft.	90 ft.	80 ft.
Minimum Parcel Depth	100 ft.	100 ft.	100 ft.	90 ft.
Maximum Density	1 du/640 acre (5)	1 du/net acre	2 du/gross acre	3 du/gross acre
Private Outdoor Living Space	N/A	1,000 sq. ft.	1,000 sq. ft. (3)	1,000 sq. ft. (3)
Setbacks Required				
Front (8)	25 ft.	25 ft.	25 ft. (1)	25 ft. (1)
Side (each)	10 ft.	10 ft.	10 ft.	10 ft. (7)
Street Side	15 ft.	15 ft.	15 ft.	15 ft.
Rear	25 ft.	25 ft.	25 ft. (1)	25 ft. (1)
Accessory Structures	Section 17.30.190 (Residential Accessory Uses and Structures)			
Maximum Lot Coverage (4)	30% (1)	30%	30% (1)	30% (1)
Minimum Distance Between Structures (9)	N/A	20 ft.	20 ft.	20 ft.
Main Structure-Maximum Height (whichever is less) (6)	20 ft./1 story	20 ft./1 story	20 ft./1 story	20 ft./1 story
Antennae, Vertical	Section 17.32.010 (Telecommunication Facilities)			
Fences/Walls/Hedges	Section 17.20.070 (Fences, Walls and Hedges)			
Satellite Antennae	Section 17.32.010 (Telecommunication Facilities)			

Development Feature	R-M	R-H	MHP
Minimum Parcel Size	10,000 sq. ft. (4)	8,000 sq. ft. (4)	(1)
Minimum Parcel Width	70 ft.	60 ft.	(1)
Minimum Parcel Depth	90 ft.	90 ft.	(1)
Density	5 du/gross acre (maximum)	5-9 du/gross acre	5-9 du/gross acre
Private Outdoor Living Space	500 sq. ft. (4)	300 sq. ft. (4)	300 sq. ft. (4)
Setbacks Required			
Front (1)	20 ft. (1)	20 ft. (1)	10 ft.
Side (each) (9)	10 ft.	10 ft.	5 ft.
Street Side	15 ft.	15 ft.	15 ft.
Rear (1)	25 ft. (1)	20 ft. (1)	10 ft.
Accessory Structures	Section 17.30.190 (Residential Accessory Uses and Structures)		
Maximum Lot Coverage (4)	30% (1)	35%	30% (1)
Minimum Distance Between Structures (9)	20 ft.	20 ft.	20 ft.
Main Structure-Maximum Height (whichever is less) (6)	20 ft./1 story	20 ft./1 story	20 ft./1 story
Antennae, Vertical	See Section 17.32.010 (Telecommunication Facilities)		
Fences/Walls/Hedges	See Section 17.20.070 (Fences, Walls and Hedges)		
Satellite Antennae	See Section 17.32.010 (Telecommunication Facilities)		
Guest/Employee Quarters	See Section 17.30.195 (Guest/Employee Quarters)		
Accessory Dwelling Units	See Section 17.30.200 (Accessory Dwelling Units)		

Notes:

- (1) These dimensions vary only in planned residential development, mixed use, and mobile home parks, and will be determined during development plan permit review.
- (2) Combined coverage of residential and commercial uses shall not exceed thirty-five percent.
- (3) This standard can be reduced up to twenty-five percent for affordable units.
- (4) The third car space, not to exceed two hundred forty square feet, shall not be included in the calculation of building lot coverage as long as that area is being maintained as a three-car garage.
- (5) For existing parcels of less than six hundred forty acres, one dwelling unit is allowed.
- (6) Additional height/stories may be allowed, in compliance with Section 17.20.100(A) (Maximum height of structures).

Notes:

- (7) Five, fifteen-foot side yards may also be allowed subject to review and approval by the applicable review authority responsible for reviewing the primary discretionary permit or approval.
- (8) In the case of side-loading garages, only the garage portion itself may be set back a minimum of fifteen feet from the front property line:
 - (a) The side of the garage facing the street is no greater than one-third the width of the primary structure;
 - (b) The rear of the primary structure has a setback greater than the standard minimum allowed in the zone and that the additional setback is equivalent or greater than the reduction in setback utilized by the side loading garage;
 - (c) Habitable-like features that architecturally articulate the primary structure, including windows and other architectural details are placed on the sides of the garages that face the street(s);
 - (d) Driveway approaches must have a twenty-eight-foot minimum turning radius;
 - (e) The reduced setback may be applied to no more than one-third of the total number of homes in the development; and
 - (f) Homes that utilize the reduced setback may not be adjacent to each other and must be distributed throughout the project.
- (9) Detached accessory structure shall not be located closer than eight feet to a main structure or closer than three feet to any other accessory structure on the same property.

(Ord. 777 § 1, 2002; Ord. 832 § 1(b), 2003; Ord. 910 § 1, 2005; Ord. 1020 § 2, 2011; Ord. 1086 § 2, 2014; Ord. 1148 § 5, 2019; Ord. 1159 § 2, 2019)