

SEC. _____ Small Lot Residential Zone

A. INTENT AND PURPOSE. The purpose of the “Small Lot Residential Zone” is to provide an alternative to standard single-family tracts by allowing for a range of single-family residential products within a “Small Lot” development concept. A “Small Lot” development is defined as a subdivision allowing for single-family residential densities of seven to ten dwelling units per acre. This range of densities provides for single-family residential home ownership at densities not otherwise permitted under the City’s other single-family zone districts. The further intent of the Small Lot Zone is to facilitate viable residential development of the City’s irregularly-shaped and physically constrained infill properties. Lots in small lot subdivisions are divided into individual, fee simple parcels, each with one independent dwelling unit. Each individual unit must have direct access to a public street/alley or easement access through a recorded subdivision map.

B. PERMITTED USES. No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for those identified. Same as “R-1-10,000” Zone District (Zoning Ordinance Section .231).

C. USES EXPRESSLY PROHIBITED.

1. Multiple family residential uses.
2. Commercial uses.
3. Industrial uses.
4. Mobile home/manufactured homes shall not be permitted as an addition to any site-built structure.
5. Mobile homes/manufactured homes shall not be permitted as accessory living quarters.
(*Ord. No. 3070, § 8.*)
6. Medical marijuana dispensaries.
(*Ord. No. 4096, § 5.*)

D. DEVELOPMENT STANDARDS.

1. Development Size: The minimum area of a Small Lot subdivision shall be 10 acres (net).
2. Development Density: Residential density of a Small Lot subdivision shall not be less than seven dwelling units per acre and shall not exceed ten dwelling units per acre.
3. Lot Size: Residential lots within a Small Lot subdivision shall be a minimum of 2,200 sf (net) and shall not exceed 4,600 sf (net).

4. Lot Dimensions:
 - a.) Minimum Width: 38 feet
 - b.) Minimum Depth: 46 feet

5. Dwelling Unit Size. The minimum floor area for each dwelling unit within a Small Lot subdivision shall be as follows:

Three Bedroom	1,900 sf
Four Bedroom	2,070 sf
Five Bedroom	2,300 sf

6. Building Coverage. Maximum coverage of any residential lot by all structures shall not exceed 70 percent, and shall include areas of any accessory structure(s). Community recreation buildings and facilities are considered open space amenities and are excluded from building coverage limitations. Irrespective of lot coverage, structures shall conform to yard and setback requirements presented herein.

7. Building Height. No building or structure shall exceed thirty-five feet or three stories in height. Exceptions: Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, roof signs, flagpoles, chimneys, smokestacks, silos, water tanks or wireless masts or similar structures may be erected above the height limits herein prescribed: provided, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances, but no penthouse or roof structures, or any space above the height limit shall be allowed for the purpose of providing additional floor space.

8. Yards.
 - a. Front yard. The front yard setback for lots facing a public street shall be a minimum of ten feet. Homes on lots not facing a public street shall be set at least 5 feet from the narrowest frontage along the easement or alley providing access to the lot.
 - b. Side Yard.
 - (1) No minimum side yard, provided that structures and structure separations comply with applicable Building Code and Fire Code standards.
 - (2) Where side yards are provided, side yards of abutting lots should be equidistant from the common property line, and shall be a minimum of three feet on each side of the common property line. If Zero lot line configurations are proposed, the side yard opposite the Zero lot line yard shall be a minimum of six feet.

- (3) Accessory structures shall meet or exceed minimum side yard setback(s) for the primary residential use.
 - (4) Zero lot line side yards shall not be located along the subdivision perimeter.
 - (5) For corner lots, the side yard adjacent to the side street, easement or alley shall be a minimum of five feet.
- c. Rear Yard. Minimum rear yard setback shall be five feet.
- d. Rear Yard Accessory Buildings and Structures.
- (1) A garage or accessory building may be located on a rear property line if:
 - (a) Constructed in one-hour fire resistant materials; and
 - (b) Constructed so that all roof drainage is directed to the subject lot; and
 - (c) Constructed so that there are no openings on the side of the building which is on the rear property line; and
 - (d) Not abutting an existing or proposed alley.
 - (2) A garage or accessory building that cannot comply with all conditions set forth in the subsection above shall have a rear yard of at least three feet. Roof eaves on the building may project one foot, and eaves shall not be closer than two feet from the rear property line.
 - (3) A garage or accessory building that abuts and has garage doors opening onto an existing or proposed alley or common driveway shall be located not less than twenty-five feet from the opposite side of the alley or driveway.
 - (4) Swimming Pools. The substructure of swimming pools shall be located not less than five feet from any rear property line.

9. Projections into Yards. Architectural features, landscape architectural structures, stairways, chimneys and fire escapes may encroach into required yards but shall not be closer than three feet from the property line.

- a. Porches and Landings. Porches and open-roofed structures attached to the main dwelling may be constructed in required side or rear yard providing that the following is complied with:
 - (1) Structural supports shall be at least five feet from the rear property line and three feet from the side property lines.
 - (2) Porches and open-roofed structures as set forth in this subsection shall be constructed, and remain thereafter, in conformance with the definition of an open patio structure as defined in the Uniform Building Code.
- b. Eaves. Eaves of all main building and accessory buildings must be two and one-half feet from the side property line.

10. **Building Separation.** Building separation standards are established for the following purposes: to maintain visual privacy from one unit to another; to reduce disruptive noise between the living areas of one unit and bedroom areas of another unit; to provide usable outdoor areas for each unit; and to maintain an open, uncrowded image.
- a. **Residential Buildings.** A principal residential building or building wing of the same structure shall be separated from any other principal residential building or building wing by a minimum of six feet.
 - b. **Accessory Buildings.** There shall be a minimum separation of three feet between principal and accessory buildings. The minimum distance between two or accessory buildings shall be three feet.
11. **Parking.** A two-car garage shall be provided for each dwelling unit. One additional guest parking space shall be provided for each dwelling unit. Guest parking may be accommodated in driveways and within designated areas on interior streets.
12. **Property Access.** There shall be vehicular access from a dedicated and improved street, easement or alley to off-street parking facilities on the property requiring off-street parking. There shall be no vehicular access to property from a major or secondary highway.
13. **Signs.** Same as Zoning Ordinance Section .503-J.
14. **Walls, Fences, and Landscape Screens.**
- a. **Corner Cutoff - Intersection Visibility.** Same as Zoning Ordinance Section .503-1-2. (a) & (b)
 - b. **Front Court yard Walls.** The use of a fence, wall, or hedge to enclose an entrance courtyard may be constructed in a portion of the front yard providing the following conditions are met:
 - (1) Maximum height shall be five feet for those portions of such wall in the front yard areas; and
 - (2) A courtyard wall must be related to the entrance to a unit and shall not project across driveways or into other areas of the front yard not in the proximity of the unit's entry; and
 - (3) A courtyard wall may encroach into the front yard by one-third the distance(s) of the front yard setbacks required herein, and
 - (4) Materials used for courtyard walls shall be consistent with those on the dwelling unit; and
 - (5) Any overhead structures in this area are to be limited to open post and beam structures or lattice work.
 - c. **Required Fences or Walls.**
 - (1) Zero lot line configurations shall construct a six-foot fence along all property lines. Front yard areas are excluded from this requirement.

(2) All residential development on lots that back onto arterial streets shall have a six-foot-high decorative masonry wall along the street right-of-way.

(3) All lots next to freeways and railroads shall have a minimum six-foot-high masonry wall along the common property/right-of-way line. Wall height(s) will be predicated on noise abatement requirements as may be required by the City and pursuant to California Building Code requirements. See also walls, fence, and landscape screen specifications and requirements at Zoning Ordinance Section .503-1.

15. Open Space. Open space shall be provided in two forms, private and common open space. Private open space shall be directly related to individual units. Common open space shall be provided throughout the development and shall be available to all residents of the Small Lot subdivision.

a. Private Open Space. "Private open space" means and is defined as usable space assigned for the exclusive use of the occupant of a specific dwelling unit.

(1) Ground Floor Units.

a. Area. One Hundred square feet per unit.

b. Dimensions. The minimum dimension shall be five feet.

c. Enclosure. This space shall be enclosed in a manner to define the privacy of the space.

(2) Above Ground Floor Units.

a. Area. Seventy-five square feet per unit in the form of terraces, balconies or rooftop patios.

b. Dimensions. The minimum dimension shall be five feet.

(3) Common Open Space. Common open space shall be defined as usable space on the site which is available to all the occupants of the development to be used by all residents. Common open space shall be generally distributed throughout the development and must be reasonably accessible to all the dwelling units.

a. Area. A minimum of 5 percent of the gross acreage of a Small Lot subdivision shall be devoted to common usable open space.

b. Dimensions. A minimum dimension of 10 feet shall be required of any area that is to be counted as common open space.

c. Location. Common open space shall not be located in required front yards, side yards, off-street parking areas or driveways.

d. Grade. Grades in excess of ten percent shall not be permitted. Exceptions: Landscape features such as earthen mounds or berms that are used to improve the quality and/or function of the space.

e. Landscaping. A minimum of twenty-five percent of the common open space shall be appropriately landscaped with plant materials. Landscaped areas shall be

improved with a combination of turf, ground cover, trees, and shrubs. Landscaped area shall be provided a permanent irrigation system.

- f. Recreation Facilities. A maximum of twenty percent of the common open space may be paved surface including a swimming pool, walks, patios, terraces, courts and fountains. Specialized recreation equipment and facilities may be required by the planning commission based on the anticipated age and interest of the occupant; i.e., play equipment for children, shuffleboard for senior citizens.

16. Landscaping.

- a. General. All open areas and parking area planters shall be landscaped with a combination of trees, shrubs, vines and ground cover as is appropriate to the purpose of the landscaped area. Plantings shall be dispersed throughout parking areas.
- b. Curbs. All landscaped areas shall be separated from driveways and parking areas by continuous rolled curb.
- c. Existing Trees. When healthy, mature trees exist on a site, every effort shall be made to preserve them and tie them into the overall landscape design concept.
- d. Plant Maintenance. All landscaped areas shall be serviced with permanent irrigation system. All planters shall be kept weed-free, fertilized, and pruned as is needed to maintain healthy, attractive plants.
- e. Landscape Plans. A landscaping plan shall be drawn at a minimum of one inch equals twenty feet. This plan shall clearly show the location of all plant materials, the irrigation system (meter size, pipe sizes and valves and head types). All landscape plans shall be reviewed and approved by the Department of Community Development. The following criteria will be used in the review of those plans:
 - (1) Larger specimens of shrubs and trees shall be used along the site periphery, particularly along setback areas adjacent to public streets;
 - (2) Greater intensity of landscaping shall be used along building elevations that lack window, door openings or other details that provide adequate visual interest;
 - (3) Trees shall be located so as to screen parking areas and private first floor areas and windows from second-story units;
 - (4) To provide a crime deterrent, shrubs planted below first floor windows should be of a variety which has thorns and/or prickly leaves.

17. Building and Site Design.

The "Small Lot" Zone shall be used to accommodate the development of unique site designs. Traditional, alley loaded, and Cluster and Courtyard homes are types of development suited for the Small Lot Subdivision Zone. Unit types, architectural design and building orientation shall be varied to achieve an efficient and unique site design. A mix of different residential product types

is allowed within the same project. All architectural concepts are subject to review and approval by the Department of Community Development.

- a. Alleys and Drive Aisles. Alleys and drive aisles provide common access to residential units and shall be described as “lots” rather than streets within the subdivision area. Alleys and drive aisles not required for fire access shall be a minimum of twenty-two feet wide. Garages with alley or drive aisle access shall be setback a minimum of eighteen inches from the curb. One tree for each unit shall be planted adjacent to the alley.
- b. Driveways. The driveway length for each unit shall be less than five feet or greater than eighteen feet in length.
- c. Garages. Garages shall be of sufficient size to accommodate a twenty foot by twenty-foot clear parking area as well as additional area for trash receptacles, unless another location for trash receptacles within the lot/site is designated.
- d. Streets. All streets within the development, apart from alleys and common driveways, shall be a minimum of thirty-four feet wide, or the width necessary to accommodate parking on one side of the street. On- street parking shall be distributed throughout the project to ensure availability of proximate parking to all units. Street sections and street parking provisions shall be subject to review and approval by the Department of Community Development.
- e. Sidewalks. Sidewalks a minimum of 4 feet in width shall be on at least one side of all internal streets.
- f. Exterior Appearance. All elevations must provide facade treatments that provide variation in heights, volumes, entries, materials, colors architectural features, and/or architectural style elements. Double-height front entries are not permitted. All architectural elements and features used to create articulation must be consistent in architectural style and materials.
- g. Relief. Varying relief shall be incorporated in the design of a project as a method of illustrating the theme or character of a building. Details that create shade and cast shadows shall be used on all elevations of each building.
- h. Mass and Scale. The mass and scale of the project should not be substantially greater than adjacent existing or proposed buildings or uses. To aid in evaluation of project mass and scale, developers shall prepare and submit rendered perspectives of proposed development(s) as seen from off-site vantages.
- i. Accessory Structures. Accessory structures shall be compatible in design and materials with the primary use(s).

Small Lot Zone District Standards Summary		
Attribute/Descriptor	Standard	Remarks
Project Area	10 acres minimum (gross)	
Residential Lot Area	Minimum 2,200 sf (net); Maximum 4,600 sf (net)	No minimum/maximum lot area for common areas (recreation facilities, open space etc.).
Open Space		
Private Open Space	-Ground Floor Units <ul style="list-style-type: none"> • 100 square feet per unit -Above Ground Floor Units <ul style="list-style-type: none"> • 75 square feet per unit 	
Common Open Space	A minimum of 5 percent of the gross site acreage shall be allocated for useable common open space	
Parking	2-car garage for each dwelling unit; plus one guest parking space per unit	Guest parking may be accommodated in driveways and along internal streets.
Residential unit structure front setback	Minimum 5 feet	Front yard setback from public or private street is measured from back of sidewalk on streets with curb adjacent landscape parkway; or face of curb when no sidewalk is provided.
Residential unit open porch front setback	Minimum 5 feet	
Garage – Private street setback	Less than 5 feet or greater than 18 feet.	
Garage – Alley/private drive setback	Minimum 18 inches	
Side yard setback	No minimum provided structures comply with applicable Building Code and Fire Code standards. Where side yards are provided, side yards of abutting lots should be equal and shall be a minimum of three feet on each side of the dividing property line. If Zero lot line configurations are proposed, the side yard opposite the Zero lot line yard shall be a minimum of six feet.	
Building Separation	Minimum 6 feet between principal uses	
Building Height	Maximum 3 stories/35 feet	