



DEVELOPMENT REGULATIONS FOR THE R-2 ZONE (Low Density Multiple-Family Residence Zone)

For projects where only one house is on the lot, the R-1 Zone regulations apply.
 For a complete description of all regulations, please see Chapter 153 of the Municipal Code.
 Municipal Code citations are noted in parentheses.

Development Standard	Code Regulation	Notes
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General		
Density (153.082)	1 Unit for each 3,960 sq. ft. of net lot area	<i>Round up if 0.9 or more</i>
Lot Coverage	Maximum 55 %	
Minimum Lot Size (Subdivision) (153.082)	10,000 sq. ft. minimum 70' frontage	<i>For the creation of new lots.</i>

Setbacks		
Front (153.083)	20' - 25' (average of adjacent homes)	<i>Open porches with no railings may encroach up to 6 feet</i>
Side (153.084)	5' for one story structures 10' for two-story structures up to 28' in height 15' for structures over 28' in height	<i>Outside open, unenclosed stairs/porches may encroach up to 3 feet; architectural features may encroach up to 1 foot</i>
Street Side (153.084 B)	12'	
Rear (153.085)	10' (20' if rear yard abuts an R-1 Zone property)	<i>Unenclosed, outside stairs may encroach up to 4.5 feet</i>
Detached Accessory Bldg. (153.085 and 153.126)	Side: 4' and Rear: 5' Over 75' from front property line Less than 50 % of rear yard area	

Unit Size and Building Height		
Minimum Unit Size (153.087)	1 Bedroom = 880 sq. ft. minimum 1 Bedroom + Den or 2 Bedrooms = 1,100 sq. ft. 2 Bedroom + Den or 3 Bedrooms = 1,320 sq. ft. Bedroom Not Including Closet = 125 sq. ft.	
Disabled Accessibility (SB 1025)	At least one bathroom must be accessible on the entry level and all rooms within the unit on the primary entry level shall be accessible.	<i>Applicable only for buildings with 4 units or more and/ or at least three rental apartment dwelling units in buildings without an elevator</i>
Building Height (153.081)	2 Stories or 35 Feet	

Landscape Requirement		
Applicability (153.133) & Landscape/Irrigation Standards (153.030-153.039)	A landscape and irrigation plan shall be provided for all new development in a R-2 Zone	<i>For all new development in a R-2 Zone</i>

Parking		
Resident (153.220)	2 per unit in garage with garage door plus 60 cubic feet of storage	<i>20' x 20' interior dimension</i>

Guest (153.220)	1 per 3 unit 30% compact (8' x 15') – Regular size: 9' x 20'	<i>Compact spaces not allowed on condominiums</i>
Disabled Accessibility (2001 CBC-Section 1118A.4.2 2001 CBC-Section 1129B)	1 van accessible space for every 25 units or every 8 regular handicap spaces; accessibility route must be clearly identified to the primary entry of the unit	<i>Required in addition to guest parking; subterranean ADA parking require accessibility routes to the unit, i.e. man-lifts</i>

Building Separation		
Main to Main (153.086)	20'	<i>Uncovered walkway connections, patio covers, architectural features shall not be construed as an extension of a building</i>
Main to Accessory Accessory to Accessory (153.086)	6'	

Open Space		
500 sq. ft. for each bedroom (153.089)		
Calculation of Open Space – “Private Area” (153.089 C):		
<ul style="list-style-type: none"> • Minimum 40% of the total open space required • Consist of patios, yards, or balconies • Ground-level: minimum dimensions of ten (10) feet, and minimum area of 200 S.F. with solid enclosures between the height of 3 feet and 6 feet • Above ground-level: minimum dimensions of six (6) feet and minimum area of fifty (50) feet. 		
Calculation of Open Space – “Common Area” (153.089 C):		
<ul style="list-style-type: none"> • Open Space area that is not “private area” shall be the “common area.” • Minimum dimension of twenty (20) feet. • Consist of open lawn areas (less than 10% grade), passive amenities, courtyards, or open spaces between buildings. • Enclosed structures (ex. gymnasium or racquetball court), & community garden count toward “common area,” but shall not be located in the front yard. • Enclosed structures shall not constitute more than 10% of the total common area. 		

Driveway Width		
2 to 6 Units (153.221)		12' wide driveway
7 or more Units (153.221)		20' wide driveway

Trash Enclosure		
Rubbish storage and collection areas are required and must comply with the following:		
<ul style="list-style-type: none"> • Must be accessible to a public street or alley and must not occupy or obstruct required parking or access. • One trash enclosure per every 12 dwelling units. • Interior dimensions must be 7'6” by 5'6” for a single enclosure, and 15' by 5'6” or 9' by 9' for a double. • Must be enclosed by 6-foot masonry wall with opaque gate. • Must have concrete floor, paved access to street or alley, and bumpers for bin wheels or back wall. • May not be located within 25 feet of a window or an exterior door of any dwelling unit (153.117). 		

Acoustical Analysis		
If located within 1000' of I-10 or within 500' of Railroad or within 200' of Arterial (153.090)		Applicant must submit an acoustical analysis documenting existing CNELs and explaining how noise levels will be reduced to 45 dB within the interior living space of all dwelling units.