



DEVELOPMENT REGULATIONS FOR THE R-3 ZONE (Multiple-Family Residence Zone)

For projects with only one house 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
General		
Density (153.102)	1 Unit for each 1,742 sq. ft. of net lot area	<i>Round up if 0.9 or more</i>
Lot Coverage	Maximum 60 %	
Minimum Lot Size (Subdivision) (153.102)	10,000 sq. ft. per 70' frontage	<i>Does not apply to condominium</i>
Setbacks		
Front (153.103)	15' + 3' for each story over one	
Side (153.104)	10' (15' for buildings 28' or higher)	<i>Outside open, unenclosed stairs/porches may encroach up to 3 feet; architectural features may encroach up to 1 foot</i>
Street Side (153.104 B)	10'	
Rear (153.105)	Minimum 10' (20' if rear yard abuts an R-1 Zone) + 3' for each story over one	<i>Unenclosed, outside stairs may encroach up to 4.5 feet</i>
Detached Accessory Bldg. (153.105 D 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 (153.107)	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 (153.101)	3 Stories or 35 Feet	<i>3 Stories shall comply with ADA elevator requirements.</i>
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-3 Zone	<i>For all new development in a R-3 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 units 30 % compact (8' × 15') - Regular size: 9' × 20'	<i>Compact spaces not allowed on condominiums unless approved by CD Director (153.117)</i>
Disabled Accessibility (2001 CBC-Section 1118A.4.2 2001 CBC-Section 1129B)	1 van accessible guest 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 requires accessibility routes to the unit, i.e. man-lifts</i>

Building Separation

Main to Main (153.106)	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 (153.106)	6'	

Driveway Width

2-6 Units (153.221)	10' wide minimum, 12' recommended driveway
7 or more Units (153.221)	20' wide driveway
More than 200' long (153.221)	Two 12' wide driveways OR One 20' wide driveway

Open Space

400 sq. ft. for each bedroom (153.115)
Calculation of Open Space – “Private Area” (153.115 C): <ul style="list-style-type: none"> • Minimum 40% of the total open space required • Consist of patios, yards, or balconies • <i>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</i> • <i>Above ground-level: minimum dimensions of six (6) feet and minimum area of fifty (50) feet.</i>
Calculation of Open Space – “Common Area” (153.115 C): <ul style="list-style-type: none"> • Open Space area that is not “private area” shall be the “common area.” • 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,” <i>but shall not be located in the front yard.</i> • Enclosed structures shall not constitute more than 10% of the total common area. • Minimum dimension of twenty (20) feet.

Trash Enclosures

(153.131) 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 (153.110)	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.
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