

Chapter 9.130 Residential Zones

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9.130.010 Purpose

The purpose of this chapter is to establish residential districts in the city that provide appropriate locations for low density residential, low medium density residential, medium density residential, medium high density residential, and high density residential. These zones are consistent with and implement the city's General Plan land use categories.

9.130.020 Description and Intent of Zone LDR-1 LDR-2 LMDR MDR MHDR HDR

The following descriptions identify the characteristic uses, intensity of uses, and level of development intended for each zone:

- A. **Low Density Residential (LDR-1)**. Single-family detached residences with a minimum parcel size of ten thousand (10,000) square feet. Limited agriculture and animal keeping is permitted.
- B. **Low Density Residential (LDR-2)**. Single-family detached and attached residences with a with a minimum parcel size of seven thousand and two-hundred (7,200) square feet. Limited agriculture and animal keeping is permitted.
- C. **Low Medium Density Residential (LMDR)**. Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.
- D. **Medium Density Residential (MDR)**. Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes with a density range of 8 to 14 dwelling units per acre.
- E. **Medium High Density Residential (MHDR)**. Single-family attached residences and multifamily dwellings such as triplexes, fourplexes, motorcourt clusters, and row townhomes with a density range of 14 to 20 dwelling units per acre.
- F. **High Density Residential (HDR)**. Multifamily dwellings; includes apartments and condominiums with a density range of 20 to 24 dwelling units per acre.

9.130.030 Allowed Uses and Approval Requirements

- A. **Allowed Use Table**. Table 9.130.030-1 identifies allowed uses and corresponding approval requirements for the residential zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article 6 of this title (Definitions). The list of land uses on Table 9.130.030-1 shall be permitted in one or more of the residential zones as indicated in the columns corresponding to each zone.
- B. **Approval Requirements**. Where indicated with a letter "P" the use shall be a permitted use. A letter "C" indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a "--," the use is prohibited within the zone. Where indicated with an "NA," the use is not applicable to the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.130.030-1 authorize a use without satisfaction of such specified additional requirements.
- C. **Unlisted Uses**. Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to Chapter 9.95 (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Table 9.130.030-1 Residential Zones - Allowed Uses and Approval Requirements							
Allowed Use	LDR-1	LDR-2	LMDR	MDR	MHDR	HDR	Additional Requirements
RESIDENTIAL USES							
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	Chapter 9.295 (Special Housing Types)
Affordable Housing Development with a minimum of 20 percent of units affordable to lower income households on nonvacant HDR zoned sites identified to accommodate lower income RHNA in the current housing element and used in a prior housing element. ¹	NA	NA	NA	NA	NA	P	Per Government Code §65583.2(i), such use shall be by-right and shall not require discretionary review that would constitute a “project” as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act “CEQA”) Subject to Multifamily Objective Design Standards
Affordable Housing Development with a minimum of 20 percent of units affordable to lower income households on vacant HDR zoned sites identified to accommodate lower income RHNA in the current housing element and used in two prior housing elements. ²	NA	NA	NA	NA	NA	P	Per Government Code §65583.2(i), such use shall be by-right and shall not require discretionary review that would constitute a “project” as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act “CEQA”) Subject to Multifamily Objective Design Standards
Bed & breakfast establishment	C	C	C	C	--	--	Chapter 9.245 (Bed and Breakfast)
Congregate care facilities	C	C	C	C	C	C	Chapter 9.270 (Community Care Facilities)
Duplex (two-family dwelling)	--	--	P	P	P	P	
Emergency shelters	--	--	--	--	--	P	As mandated by State law and City Housing Element. Chapter 9.295 (Special Housing Types)
Family day care home, large	P	P	P	P	P	P	Chapter 9.60 (Large Family Day Care Permit)
Family day care home, small	P	P	P	P	P	P	
Group Residential Facility Six or Fewer Residents Seven or More Residents	P C	P C	P C	P C	P C	P C	Chapter 9.270 (Community Care Facilities)
Guest house, accessory to single-family detached	P	P	P	P	P	P	Chapter 9.295 (Special Housing Types)
Home Occupation	P	P	P	P	P	P	Chapter 9.255 (Home Occupation and Home-Based Business)
Home-Based Businesses	--	--	--	--	--	--	Chapter 9.255 (Home Occupation and Home-Based Business)
Junior Accessory Dwelling Unit (JADU)	P	P	P	P	P	P	Chapter 9.295 (Special Housing Types)
Low Barrier Navigation Center	--	P	P	P	P	P	Chapter 9.295 (Special Housing Types)
Manufactured Home	P	P	P	P	P	P	
Mobile home park	C	C	C	C	C	C	Chapter 9.295 (Special Housing Types)
Multiple family	--	--	P	P	P	P	
Residential Care Facility	C	C	C	C	C	C	Chapter 9.270 (Community Care Facilities)
Short-term rental	--	--	--	--	--	--	
Single-family detached	P	P	P	P	--	--	
Single-room occupancy units	--	--	--	--	--	P	Chapter 9.295 (Special Housing Types)
Supportive housing	P	P	P	P	P	P	

¹ For list of sites, refer to the latest adopted Housing Element (For the 6th Cycle, 2021-2029 Housing Element, these sites are listed in Figure B-1 and Table B-12 of Appendix B)

² For list of sites, refer to the latest adopted Housing Element

Table 9.130.030-1 Residential Zones - Allowed Uses and Approval Requirements

Allowed Use	LDR-1	LDR-2	LMDR	MDR	MHDR	HDR	Additional Requirements
Transitional housing	P	P	P	P	P	P	
NON-RESIDENTIAL USES							
Animals, Small (e.g. hamsters, rabbits, chinchillas, and similar sized animals)							Chapter 9.235 (Animal Keeping)
Non-Commercial	P	P	P	P	P	P	
Commercial	--	--	--	--	--	--	
Animals, Medium (e.g. sheep, goats, pigs, and similar sized animals)							Chapter 9.235 (Animal Keeping)
Non-commercial	P	P	--	--	--	--	
Commercial	--	--	--	--	--	--	
Animals, Large (e.g. cows, horses, camels, llamas, and other similar sized animals)							Chapter 9.235 (Animal Keeping)
Non-commercial	P	P	--	--	--	--	
Commercial	--	--	--	--	--	--	
Apiary (non-commercial)	P	P	--	--	--	--	Chapter 9.235 (Animal Keeping)
Collection Containers	--	--	--	--	--	--	
Educational Institutions	C	C	C	C	C	C	
Farms and agricultural operations							
Non-commercial	C	--	--	--	--	--	
Commercial	C	--	--	--	--	--	
Future Farmers of America and 4-H Programs	P	P	P	P	P	P	Chapter 9.235 (Animal Keeping)
Fowl, Non Crowing	P	P	--	--	--	--	Chapter 9.235 (Animal Keeping)
Golf courses	--	--	--	--	--	--	
Governmental facilities	C	C	C	C	C	C	
Kennels and catteries	C	C	--	--	--	--	Chapter 9.235 (Animal Keeping)
Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, or marijuana processing	--	--	--	--	--	--	
Nurseries	C	--	--	--	--	--	Does not include cultivation of marijuana/cannabis.
Parks and recreation areas	P	P	P	P	P	P	
Public utility facilities	C	C	C	C	C	C	
Religious Institutions	C	C	C	C	C	C	
Temporary real estate tract offices	P	P	P	P	P	P	
Wireless Communication Facilities	C	C	C	C	C	C	Chapter 9.290 (Wireless Communication Facilities)
¹ For list of sites, refer to the latest adopted Housing Element (For the 6th Cycle, 2021-2029 Housing Element, these sites are listed in Figure B-1 and Table B-12 of Appendix B)							
² For list of sites, refer to the latest adopted Housing Element							

(2023-370, 04/19/2023; 2024-384, 02/07/2024; 2025-417, 07/16/2025)

Effective on: 8/16/2025

9.130.040 Development Standards LDR-1 LDR-2 LMDR MDR MHDR HDR

The development standards listed below are the minimum standards for development within the respective zones.

Table 9.130.040-1 Residential Zones Development Standards							
Standard	LDR-1	LDR-2	LMDR	MDR	MHDR	HDR	Additional Requirements
LOT DIMENSIONS (Minimum)							
Net Lot Area (Sq. Ft.)	10,000	7,200	6,000	5,000	3,000	3,000	
Lot Width (Feet)	60	40	40	30	30	30	
Lot Depth (Feet)	100	90	80	80	80	80	
Frontage (Feet)	40	40	40	30	30	30	
Frontage for a flag lot (Feet)	20	20	20	20	20	20	
Frontage for a cul-de-sac or knuckle (Feet)	35	35	35	35	35	35	
SETBACKS (Minimum)¹							
Front Yard (Feet) ²	15	15	15	15	15	15	
Corner Side Yard (Feet)	15	15	15	15	15	15	
Interior Side Yard (Feet)	5	5	5	5 min., 15 combined	5 min., 15 combined	5 min., 15 combined	
Rear Yard (Feet)	10	10	20	20	20	20	
BUILDING HEIGHT (Maximum)							
Building Height (Feet)	40	40	40	40	50	50	
BUILDING COVERAGE (Maximum)							
Building Coverage (Percent)	50%	50%	50%	50%	60%	60%	
OPEN SPACE COVERAGE (Minimum)							
Open Space Required (Percent)	30%	30%	30%	30%	25%	20%	
Private Open Space/Unit (Sq. Ft)	N/A	N/A	N/A	100	100	100	
<p>1. Setback encroachment allowances for architectural features and accessory structures can be found in 9.160.030.</p> <p>2. Garages with entrances facing the street shall be set back no less than 20 feet.</p>							