

Santa Rosa City Code

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[Division 2 Zoning Districts and Allowable Land Uses](#)

Chapter 20-22 RESIDENTIAL ZONING DISTRICTS

20-22.010 Purpose.

This Chapter lists the land uses that may be allowed within the residential zoning districts established by Section [20-20.020](#) (Zoning Map and Zoning Districts), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 3677 § 1, 2004)

20-22.020 Purposes of the residential zoning districts.

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. RR (Rural Residential) district. The RR zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The maximum allowable density ranges from 0.2 to two dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RR map symbol (see Section [20-22.040](#)). The RR zoning district implements and is consistent with the Residential—Very Low Density land use classification of the General Plan.
- B. R-1 (Single-Family Residential) district. The R-1 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects, together with compatible accessory uses. The maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see Section [20-22.040](#)). The R-1 zoning district implements and is consistent with the Residential—Very Low Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan.
- C. R-2 (Medium Density Multi-Family Residential) and R-3 (Multi-Family Residential) districts. The R-2 and R-3 zoning districts are applied to areas of the City appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing. The maximum allowable density ranges from eight to 30 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-3 map symbol (see Section [20-22.040](#)). Densities of more than 30 dwellings per acre may be allowed within the Mixed Use land use designation of the General Plan. The R-2 and R-3 zoning districts implement and are consistent with the Residential—Medium Density and Medium High Density land use classifications of the General Plan.
- D. TV-R (Transit Village-Residential) district. The TV-R zoning district is applied to areas within approximately one-half mile of a transit facility that is appropriate for mixed use development. Development should transition from less intense uses at the outlying edges to higher intensity uses near the transit facility. Residential uses are required, and ground floor neighborhood serving retail and live-work uses are encouraged. The maximum allowable density ranges from 25 to 40 dwellings per acre. The TV-R zoning district is consistent with and implements the Transit Village Medium land use classification of the General Plan.
- E. MH (Mobile Home Park) district. The MH zoning district is applied to areas of the City occupied by and intended to be maintained as mobile home parks. The maximum allowable density ranges from four to 18 dwellings per acre. The MH zoning district implements and is consistent with the Residential—Mobile Home Park land use classification of the General Plan.

F. NMU (Neighborhood Mixed Use) district. The NMU zoning district is applied to areas within downtown Santa Rosa to allow for multi-family residential development in all residential or mixed-use buildings and a variety of uses that primarily serve local residents such as professional office, retail, entertainment, service, and other neighborhood-scale supporting uses. Housing development will include low- and mid-rise apartments and condominiums, as well as small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes). Live-work spaces and maker-oriented uses are permitted subject to performance standards.

(Ord. 2020-014 § 5; Ord. 3950 § 3, 2010; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-22.030 Residential district land uses and permit requirements.

Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section [20-21.030](#) (Allowable Land Uses and Permit Requirements).

Note: where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P		MUP		CUP		S		—	
	Permitted Use, Zoning Clearance required		Minor Conditional Use Permit required		Conditional Use Permit required		See Specific Use Regulations for permit requirement		Use not allowed	
PERMIT REQUIRED BY DISTRICT										
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	Specific Use Regulations		

AGRICULTURAL & OPEN SPACE USES

Agricultural accessory structure	P	—	—	—	—	—	—			
Animal keeping—Livestock, including aviaries	S	—	—	—	—	—	—	20-42.040		
Crop production, horticulture, orchard, vineyard	P	MUP	—	—	—	—	—			
Initial crop processing	MUP	MUP	—	—	—	—	—			
Plant nursery	CUP	—	—	—	—	—	—			

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Community garden (5)	P	P	P	P	P	P	P			
Equestrian facility	CUP	—	—	—	—	—	—			

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
R-1	Single-Family Residential	MH	Mobile Home Park		
R-2	Medium Density Multi-Family Residential	NMU	Neighborhood Mixed Use		

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required						
	MUP	Minor Conditional Use Permit required						
	CUP	Conditional Use Permit required						
	S	See Specific Use Regulations for permit requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	

Notes:

- (1) See Division 7 for land use definitions.
- (2) Single-family dwellings allowed only as attached units.
- (3) A building permit is required to verify occupancy standards.
- (4) A Minor Use Permit is required for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The construction of new multi-family supportive housing units does not require a Minor Use Permit when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651. A new supportive or transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.
- (5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required						
	MUP	Minor Conditional Use Permit required						
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	S	See Specific Use Regulations for permit requirement						
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	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)

Golf course/country club, public or quasi-public	CUP	CUP	—	—	—	—	—	
Health/fitness facility—Commercial	—	—	—	—	—	P	—	
Health/fitness facility—Quasi-public	MUP	MUP	MUP	MUP	MUP	P	MUP	
Library/museum	MUP	MUP	MUP	MUP	MUP	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Park/playground, public or quasi-public	MUP	MUP	MUP	MUP	MUP	P	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	MUP	MUP	

RESIDENTIAL USES (See Section [20-28.080](#), Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Accessory dwelling unit	S	S	S	S	—	S	S	20-42.130
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TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required							Specific Use Regulations
	MUP	Minor Conditional Use Permit required							
	CUP	Conditional Use Permit required							
	S	See Specific Use Regulations for permit requirement							
	—	Use not allowed							
		PERMIT REQUIRED BY DISTRICT							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R		
Agricultural employee housing—6 or fewer residents	P	P	P	P	P	P	P		
Agricultural employee housing—7 or more residents	MUP	MUP	MUP	MUP	MUP	MUP	MUP		
Animal keeping—Domestic, exotic	S	S	S	S	S	S	S	20-42.040	
Cannabis—Personal cultivation	P	P	P	P	P	P	P	20-46	
Community care facility—6 or fewer clients	P	P	P	P	P	P	P	20-42.060	
Community care facility—7 or more clients	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060	
Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Home occupation	S	S	S	S	S	S	S	20-42.070	
Junior accessory dwelling unit	S	S	S	S	—	S	S	20-42.130	
Live/work	—	—	—	—	—	MUP	P(3)	20-42.080	
Mobile home park	CUP	CUP	CUP	CUP	CUP	CUP	—	20-42.100	

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
R-1	Single-Family Residential	MH	Mobile Home Park		
R-2	Medium Density Multi-Family Residential	NMU	Neighborhood Mixed Use		

Notes:

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- (4) A Minor Use Permit is required for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The construction of new multi-family supportive housing units does not require a Minor Use Permit when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651. A new supportive or transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.
- (5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

TABLE 2-2 Allowed Land Uses and	P	Permitted Use, Zoning Clearance required
	MUP	Minor Conditional Use Permit required

Permit Requirements for Residential Zoning Districts* Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	CBP Conditional Use Permit required MS/P Minimum Conditional Use Permit requirement — Use not allowed CUP Conditional Use Permit required							Specific Use Regulations
	S PERMIT REQUIRED BY DISTRICT See Specific Use Regulations for permit requirement							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	
	PERMIT REQUIRED BY DISTRICT Use not allowed							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	Specific Use Regulations

RESIDENTIAL USES (continued)

Mobile home/manufactured housing unit	P	P	P	P	P	P	P	20-42.094
Multi-family dwellings	MUP	MUP	P	P	—	P	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	CUP	CUP	
Residential accessory structures and uses	P	P	P	P	P	P	P	20-42.030
Residential component of a mixed use project	MUP	MUP	MUP	MUP	MUP	P	P	20-42.090
Rooming or boarding house	P	P	P	P	—	P	P	
Rooming or boarding, accessory	P	P	P	P	—	P	P	
Single-family dwelling	P	P	P(2)	P(2)	—	P(2)	P(2)	
Small lot residential project	—	CUP	CUP(2)	CUP(2)	—	CUP(2)	CUP(2)	20-42.140
Supportive housing	P	P	P	P	P	P	P	
Transitional housing	P(4)	P(4)	P	P	P	P	P	
Work/live	—	—	—	—	—	MUP	MUP	20-42.080

RETAIL TRADE

Accessory retail uses	—	—	—	—	MUP	P	P	20-42.024
Alcoholic beverage sales	—	—	—	—	—	CUP	CUP	20-42.034
Artisan shop	—	—	—	—	—	P	MUP	
General retail—up to 20,000 sf of floor area	—	—	—	—	—	P	P	
Specialty food store—10,000 sf or less	—	—	—	—	—	P	P	
Neighborhood center	MUP	MUP	MUP	MUP	MUP	P	P	
Outdoor display and sales	—	—	—	—	—	MUP	MUP	20-42.110
Pharmacy	—	—	—	—	—	P	P	
Produce stand	MUP	—	—	—	—	P	MUP	
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	P	P	

Key to Zoning District Symbols

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	CUP	Conditional Use Permit required						
	S	See Specific Use Regulations for permit requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	

Notes:

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	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	

RETAIL TRADE (continued)

Restaurant, café, coffee shop—Outdoor dining	—	—	—	—	—	P	MUP	20-42.110 , 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	—	—	—	—	P	MUP	
Restaurant, café, coffee shop—Table service	—	—	—	—	—	P	P	
Second hand store			—	—	—	—	—	—

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	—	—	—	P	P	20-42.044
Medical service—Health care facility—6 or fewer patients	P	P	P	P	P	P	P	20-42.060

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	MUP	Minor Conditional Use Permit required							
	CUP	Conditional Use Permit required							
	S	See Specific Use Regulations for permit requirement							
	—	Use not allowed							
PERMIT REQUIRED BY DISTRICT									Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R		
Medical service—Health care facility—7 or more patients	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060	
Medical service—Integrated medical health center	—	—	MUP	MUP	—	MUP	MUP		

SERVICES—GENERAL

Accessory service uses	—	—	—	—	MUP	MUP	MUP	20-42.024
Adult day care	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Child day care—Large family day care home	P	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home	P	P	P	P	P	P	P	
Child day care center (15 or more clients)	CUP	CUP	CUP	CUP	—	MUP	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	MUP	CUP	

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Notes:

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- (5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

TABLE 2-2 Allowed Land Uses and Permit	P	Permitted Use, Zoning Clearance required
	MUP	Minor Conditional Use Permit required

Requirements for Residential Zoning Districts* TABLE 2-2 Allowed Land Uses and Permit Requirements	CUP	Conditional Use Permit required						
	MS/P	See Specific Use Regulations for permit requirement						
Requirements for Residential Zoning Districts*	—	Use not allowed						
	CUP	Conditional Use Permit required						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	RR	S	R-1	R-2	R-3	MH	NMU	
SERVICES—GENERAL (continued)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	

SERVICES—GENERAL (continued)

Lodging—Bed & breakfast inn (B&B)	MUP	MUP	—	—	—	—	—	
Personal services	—	—	—	—	—	P	MUP	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Telecommunications antenna	S	S	S	S	S	S	S	20-44
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
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Notes:

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- (5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

* The land use and permit requirements set forth in this table shall be waived for all land uses approved under the provisions of Chapter [20-16](#), Resilient City Development Measures.

(Ord. 2020-014 § 6; Ord. 2020-001 § 3; Ord. 2018-012 § 3; Ord. 2017-025 § 2; Ord. 2017-024 § 2; Ord. 4042 § 2, 2015; Ord. 4002 § 2, 2012; Ord. 4001 § 2, 2012; Ord. 3997 § 4, 2012; Ord. 3978 § 3, 2012; Ord. 3968 § 2, 2011; Ord. 3950 § 4, 2010; Ord. 3889 § 2, 2008; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-22.040 Residential district subdivision and density standards.

The minimum parcel size requirements for new subdivisions in the residential zoning districts and maximum allowable residential densities are established by Table 2-3.

- A. Application of requirements to property. The application of minimum parcel size requirements to property within the City is shown on the Zoning Map (Chapter [20-20](#)) by means of a numerical or alphabetical suffix appended to the residential Zoning Map symbols (e.g., R-1-9, R-3-HD). Each applicable suffix is shown in the “Zoning District and Suffix” column of Table 2-3.
- B. Attached housing projects. A condominium, townhome, or planned development project may be subdivided for ownership purposes into smaller parcels than allowed by Table 2-3, with the minimum lot area requirement, maximum lot coverage, and dimensions determined through the subdivision review process, provided that the overall development site complies with the lot area and width requirements of this Chapter, and the total number of dwellings does not exceed the maximum density established by the applicable zoning district.
- C. Small lot residential projects. Small lot residential projects are allowed in compliance with Section [20-42.140](#) (Residential Small Lot Projects), instead of the requirements in Table 2-3.

TABLE 2-3—RESIDENTIAL ZONING DISTRICT PARCEL SIZE AND DENSITY

Zoning District and Suffix	Minimum Lot Size		Maximum Number of Dwelling Units (units) per Parcel
	Gross Area	Width (1)	
RR-40	1 acre	Determined through subdivision process	1 dwelling unit, plus 1 second unit where allowed by Section 20-42.140 , Or a multi-family project where authorized by Minor Use Permit approval, and consistent with the allowable density established by the General Plan, only on a parcel that complies with the minimum lot size requirements.
RR-20	20,000 sf		
R-1-6	6,000 sf—Interior lot	60 ft—Interior lot	
	7,000 sf—Corner lot	70 ft—Corner lot	
R-1-7.5	7,500 sf—Interior lot	75 ft	
	8,000 sf—Corner lot		
R-1-9	9,000 sf—Interior lot	80 ft	
	9,500 sf—Corner lot		
R-1-15	15,000 sf—Interior lot		
	15,000 sf—Corner lot		
R-2	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot	1 unit per 3,000 sf (2)
R-3-10		70 ft—Corner lot	1 unit per 4,300 sf (2)
R-3-15			1 unit per 2,900 sf (2)
R-3-18		80 ft—Interior lot 90 ft—Corner lot	1 unit per 2,400 sf (2)
R-3-30			1 unit per 1,450 sf (2)
R-3-HD			Determined by CUP
MH	5 acres for mobile home park; as determined by mobile home park Conditional Use Permit for individual mobile home sites within a mobile home park.		4 to 18 units per acre
TV-R	None required.		25 to 40 units per acre
NMU	None required.		No maximum. See FAR Section 20-23.060.A.

Notes:

- (1) Minimum lot width shall be measured midway between the front and rear lot lines.
- (2) The density requirement is expressed as the minimum number of square feet of gross site area required for each dwelling unit.

(Ord. 2020-014 § 7; Ord. 3950 § 5, 2010; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-22.050 Residential district general development standards.

New land uses, structures, and site development, and alterations to existing land uses, structures, and site development within the residential zoning districts shall be designed, constructed, and established in compliance with the following requirements, and all applicable standards in Divisions 3 (Site Planning and General Development Standards) and 4 (Standards for Specific Land Uses) of this Zoning Code.

- A. RR and R-1 zoning districts. See the requirements in Tables 2-3 and 2-4.
- B. R-2 and R-3 zoning districts. See the requirements in Tables 2-3 and 2-5.
- C. MH zoning district. See the requirements in Section [20-42.100](#) (Mobile Home Parks).
- D. TV-R zoning district. See the requirements in Tables 2-3 and 2-5. The standards of this district are intended to support a diverse mix of multi-family housing, live-work housing and mixed-use residential with neighborhood serving retail. See also the General Plan, Downtown Station Area Specific Plan and Section 2 (Core Area) of the City's Design Guidelines.
 1. Residential required. Each new development shall be a residential project, with a ground floor neighborhood serving retail or live-work component encouraged, in compliance with the residential density requirements of the TV zoning district in Table 2-3.
 2. Height limit. There is a four-story height limit for new buildings within this zoning district, with the exception of those projects located adjacent to existing residential zones or residential uses where the maximum height shall transition down to a maximum of three stories adjacent to the residential property.
 3. Development adjacent to residential zones and residential uses. Development located adjacent to a residential zone or residential use shall be compatible in both scale and design with the adjacent neighborhood.
 4. Site design, hours of operation. Site design and hours of operation shall be as determined by the review authority to be compatible with surrounding neighborhood uses.
 5. Setbacks for noise and air quality impacts. To facilitate the planned transition to a more compact development pattern within the TV-R zoning district, increased setback distances shall not be used as a measure to mitigate potential noise and air quality impacts when new development is proposed adjacent to nonconforming industrial or light industrial uses.
- E. NMU zoning district. See the requirements in Tables 2-3 and 2-5. The standards of this district allow for new multi-family residential development and other neighborhood-scale supporting uses in all-residential or mixed-use buildings.

See also Sections 2 (Core Area), 3.1 (Single-Family Residential), 3.2 (Multiple-Family Residential), and 4.3 (Infill Development), of the City's Design Guidelines.

TABLE 2-4—RR AND R-1 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RR-40	RR-20	R-1-6	R-1-7.5	R-1-9	R-1-15
Setbacks, primary structures (1)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.</i>					
Front	20 ft		15 ft	20 ft		
Side—Interior	5 ft	5 ft	5 ft for 1-story parts of structures 10 ft for 2-story parts of structures		10 ft	10 ft
Side—Corner	20 ft	15 ft	15 ft			
Rear	20 ft		15 ft		20 ft	

TABLE 2-4—RR AND R-1 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RR-40	RR-20	R-1-6	R-1-7.5	R-1-9	R-1-15
Setbacks, primary structures (1)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.</i>					
Front	20 ft		15 ft	20 ft		
Garage/carport front	A garage/carport entrance facing a public or private street shall be set back 19 ft from the rear of the sidewalk, street property line, or street plan line, whichever is greater. A garage facing a public or private alley or driveway shall be set back 3 to 5 ft from the alley property line, back of curb, sidewalk, or pavement edge, whichever is greater.					

Note:

(1) For a multi-family housing project the setbacks are measured from the exterior walls of the structure to the outermost project property lines.

TABLE 2-4—RR AND R-1 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RR-40	RR-20	R-1-6	R-1-7.5	R-1-9	R-1-15
Setbacks, accessory structures (1)	<i>Minimum setbacks accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).</i>					
Front	20 ft					
Side—Interior	5 ft		5 ft 0 ft for attached and zero lot line units	5 ft 0 ft for attached and zero lot line units		
Side—Corner	20 ft	15 ft				
Rear	5 ft		5 ft			
Alley	3 to 5 ft, or 19 ft when used for parking with direct access to alley.					
Building separation	See Sections 20-30.110 (Setback Requirements and Exceptions) and 20-42.030 (Accessory Structures and Uses).					
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).</i>					
Residential structures	40%					
Meeting facility	Determined through Conditional Use Permit approval, to a maximum of 75%					
Height limit	<i>Maximum allowable height of structures. See Sections 20-30.070 (Height Limits and Exceptions) for height measurement requirement and height limit exception and 20-52.060 (Minor Adjustments, Minor Variances and Variances).</i>					
Primary structures	35 ft		35 ft			
Accessory structures	16 ft		16 ft			
Fences, walls & hedges	No fence, wall, or hedge shall exceed a height of 3 feet in any required front or corner side setback, or 6 feet in any other location on the lot. See Section 20-30.050 (Fences, Walls, and Hedges).					
Landscaping	See Chapter 20-34 (Landscaping Standards).					
Parking	See Chapter 20-36 (Parking and Loading).					

TABLE 2-4—RR AND R-1 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RR-40	RR-20	R-1-6	R-1-7.5	R-1-9	R-1-15
Setbacks, accessory structures (1)	<i>Minimum setbacks accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).</i>					
Signs	See Chapter 20-38 (Signs).					

Note:

(1) For a multi-family housing project the setbacks are measured from the exterior walls of the structure to the outermost project property lines.

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R
Setbacks, primary structures (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.</i>							
Front	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.					Nonresidential ground floor	0 - 10 ft (min/max)	None, except as required by the review authority (2)
						Nonresidential ground floor	5 - 12 ft (min/max)	

Side—Interior 1-story portions							
Attached and detached except when:	5 ft					0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	None, except as required by the review authority (2)
Abutting an R-3	0 ft					0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	
Side—Interior 2-story portions							
Attached and detached except when:	10 ft					0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	None, except as required by the review authority (2)
Abutting an R-3	7.5 ft	0 ft				0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	
Abutting a nonresidential district	7.5 ft					0 - 10 ft (min/max)	
Side—Interior 3-story portions (or more)							
Attached and detached except when:	15 ft					0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	None, except as required by the review

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							authority (2)
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R
Abutting an R-3	10 ft	0 ft				0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development		
Abutting a nonresidential district	10 ft				0 ft			
Side—Corner	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.					0 - 10 ft (min/max)		
Rear								
Attached and detached except when:	15 ft				0 ft; 5 feet required when directly abutting existing low-density residential development		None, except as required by the review authority (2)	
Abutting an R-3	15 ft	0 ft				0 ft; 5 feet required when directly abutting existing low-density residential development		
Abutting an RR or R-1	20 ft				5 ft			
Garage/carport front	A garage/carport entrance facing a public or private street shall be set back 19 ft from the rear of the sidewalk, street property line, or street plan line, whichever is greater. A garage facing a public or private alley or driveway shall be set back 3 to 5 ft, or 19 ft from the alley property line, back of curb, sidewalk, or pavement edge, whichever is greater.							
Setbacks, accessory structures (1)	<i>Minimum setbacks for accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).</i>							
Front	20 ft				None, except as required by the review authority (2)		None, except as required by the review authority (2)	
Side—Interior	5 ft							
Side—Corner	15 ft							
Rear	5 ft							
Alley	3 to 5 ft, or 19 ft when used for parking with direct access to alley.							
Building separation	See Sections 20-30.110 (Setback Requirements and Exceptions) and 20-42.030 (Accessory Structures and Uses).							
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).</i>							
Maximum coverage	50%	55%	60%	65%	75%	100%	100%	
Height limit	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>							

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R
Primary structures	35 ft				45 ft		No maximum. See FAR Section 20- 23.060.A.	4 stories, except for properties that abut residential and historic residential uses and zoning districts, maximum height shall transition down to a max. of 3 stories adjacent to the residential property.
Accessory structures	16 ft							
Fences, walls & hedges	No fence, wall, or hedge shall exceed a height of 3 feet in any required front or corner side setback, or 6 feet in any other location on the lot. See Section 20-30.110 (Setback requirements and exceptions).							
Landscaping	See Chapter 20-34 (Landscaping Standards).							
Parking	See Chapter 20-36 (Parking and Loading).							
Signs	See Chapter 20-38 (Signs).							

Notes:

- (1) The Design Review or Conditional Use Permit process may require larger setbacks.
- (2) The North Station Area (-SA) or Downtown Station Area (-DSA) Combining Districts may require special setbacks.

(Ord. 2020-014 § 8; Ord. 3950 §§ 6, 7, 2010; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

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