

**Table 1. Residential General Plan Land Use Designations and Corresponding Zones and Regulations**

This table shows existing zones that are *intended* to correspond to each residential General Plan land use classification. It does not illustrate actual conditions on the ground where zones other than those shown in the table may be mapped in a particular General Plan land use designation.

| General Plan Land Use Classification | Corresponding Existing Zoning* | Minimum Square Feet of Site Area per Principal Unit   | Conditionally Minimum Square Feet of Site Area per Unit  | Permitted Density**  | Conditionally Permitted Density  | Minimum Lot Size (square feet) | Max. Floor Area Ratio (FAR) | Max. Density in Units per Gross Acre | Assumed Net-to-Gross Ratio | Maximum Density in Units per Net Acre  |
|--------------------------------------|--------------------------------|---|--|--|--|--------------------------------|-----------------------------|--------------------------------------|----------------------------|--|
| <b>Hillside Residential</b>          |                                | <b>6,530 sf</b>   |  |  |  |                                | NA                          | 5                                    | 75%                        | <b>6.7</b>   |
|                                      | R-1 One Acre Estate            | <b>43,560 sf</b><br>(new lots only)   |  | 1 unit plus secondary unit   |  | 43,560 sf<br>(1 acre)          | NA                          |                                      |                            | <b>1.0</b><br>(new lots only)  |
|                                      | R-10                           | <b>25,000 sf</b><br>(new lots only)   |  | 1 unit plus secondary unit   |  | 25,000 sf                      | NA                          |                                      |                            | <b>1.7</b><br>(new lots only)  |
|                                      | R-20 Low Density               | <b>12,000 sf</b><br>(new lots only)   |  | 1 unit plus secondary unit   |  | 12,000 sf                      | NA                          |                                      |                            | <b>3.6</b><br>(new lots only)  |
|                                      | R-30 One-Family                | <b>5,000 sf*</b><br>(new lots only)   |  | 1 unit plus secondary unit   |  | 5,000 sf                       | NA                          |                                      |                            | <b>8.7</b><br>(new lots only)  |
| <b>Detached Unit Residential</b>     |                                | <b>2,969 sf</b>   |  |  |  |                                | NA                          | 11                                   | 75%                        | <b>14.7</b>  |
|                                      | R-30 One-Family***             | <b>5,000 sf</b><br>(new lots only)  |  | 1 unit plus secondary unit   |  | 5,000 sf                       | NA                          |                                      |                            | <b>8.7</b><br>(new lots only)  |
|                                      | R-35 Special One-Family        | <b>5,000 sf</b><br>(new lots only)  | <b>2,000 sf</b><br>(max 2 units)   | 1 unit plus secondary unit   | Lots >4,000 sf: two units  | 5,000 sf                       | NA                          |                                      |                            | <b>8.71</b> (new lots only)<br><b>21.78</b> with CUP   |
| <b>Mixed Housing Type</b>            |                                | <b>1,089 sf</b>   |  |  |  |                                | NA                          | 30                                   | 75%                        | <b>40.0</b>  |
|                                      | R-35 Special One-Family***     | <b>5,000 sf</b><br>(new lots only)  | <b>2,000 sf</b><br>(max 2 units)   | 1 unit plus secondary unit   | Lots >4,000 sf: two units  | 5,000 sf                       | NA                          |                                      |                            | <b>8.71</b> (new lots only)<br><b>21.78</b> with CUP   |
|                                      | R-36 Small Lot                 | <b>3,999 sf</b> (lots less than 4,000 sf)<br><b>2,000 sf</b> (lots over 4,000 sf, max 2 units)  | <b>2,500 sf</b>  | Lots <4,000 sf: 1 unit plus secondary unit<br>Lots>4,000 sf 2 units              | 1 unit per 2,500 sf  | 5,000 sf                       | NA                          |                                      |                            | <b>10.9</b><br><b>21.8</b><br><b>17.4</b> with CUP   |
|                                      | R-40 Garden Apartment          | <b>3,999 sf</b> (lots less than 4,000 sf)<br><b>2,000 sf</b> (lots over 4,000 sf, max 2 units)  | <b>2,500 sf</b>  | Lots <4,000 sf: 1 unit plus secondary unit<br>Lots>4,000 sf 2 units              | 1 unit per 2,500 sf  | 5,000 sf                       | NA                          |                                      |                            | <b>10.8</b><br><b>21.8</b><br><b>17.4</b> with CUP   |
|                                      | R-50 Medium Density            | <b>3,999 sf</b> (lots less than 4,000 sf)<br><b>2,000 sf</b> (lots over 4,000 sf, max 2 units)  | <b>1,500 sf</b> (4,500 sq ft lot)<br><b>1,250 sf</b> (5,000 sq ft lot)<br><b>1,400 sf</b> (7,000 sq ft lot)<br><b>1,416 sf</b> (8,500 sq ft lot)<br><b>1,500 sf</b> (10,000 sq ft lot) | Lots <4,000 sf: 1 unit plus secondary unit<br>Lots>4,000 sf 2 units              | Lots 4,500-4,999 sf: 3 units<br>5,000-6,999 sf: 4 units<br>7,000-8,499 sf: 5 units<br>8,500-9,999 sf: 6 units<br>>10,000 sf: 1 unit/1,500 sf | 4,000 sf                       | NA                          |                                      |                            | <b>10.9</b><br><b>21.8</b><br><b>29</b> with CUP<br><b>34</b> with CUP<br><b>31</b> with CUP<br><b>30.8</b> with CUP |
| <b>Urban Residential</b>             |                                | <b>261 sf</b>   |  |  |  |                                | NA                          | 125                                  | 75%                        | <b>166.7</b>   |
|                                      | R-60 High Density              | <b>800 sf</b><br><b>727 sf</b> on corner or next to park<br><b>667 sf</b> if both               | <b>533 sf</b><br>transfer develop. rights  | 1 unit per 800 sf<br>10% bonus if on a corner or next to a park<br>(20% if both) | 50% bonus with transfer of development rights from nearby lots   | 4,000 sf                       | NA                          |                                      |                            | <b>54.5</b><br><b>59.9</b> , 10% bonus<br><b>65.3</b> , 20% bonus  |
|                                      | R-70 High Density              | <b>450 sf</b><br><b>409 sf</b> on corner or next to park<br><b>375 sf</b> if both corner & park | <b>300 sf</b><br>Transfer develop. rights<br>or more than 4 stories tall   | 1 unit per 450 sf<br>10% bonus if on a corner or next to a park<br>(20% if both) | 50% bonus with transfer of development rights from nearby lots or taller than 4 stories  | 4,000 sf                       | NA                          |                                      |                            | <b>96.8</b><br><b>106.5</b> , 10% bonus<br><b>116.2</b> , 20% bonus  |
|                                      | R-80 High-Rise Apartment       | <b>300 sf</b><br><b>273 sf</b> on corner or next to park<br><b>250 sf</b> if both corner & park | <b>200 sf</b><br>Transfer develop. rights<br>Or more than 4 stories tall   | 1 unit per 300 sf<br>10% bonus if on a corner or next to a park<br>(20% if both) | 50% bonus with transfer of development rights from nearby lots or taller than 4 stories  | 4,000 sf                       | NA                          |                                      |                            | <b>145.2</b><br><b>159.6</b> , 10% bonus<br><b>174.2</b> , 20% bonus   |

\*This would be superseded by the General Plan requirement of 8,000 sf of lot area per dwelling unit (See Land Use and Transportation Element, Policy N7.3).

\*\*Secondary units are not considered a full unit and therefore are not included in density calculations.

\*\*\*R-30 and R-35 Zones are repeated because they can fall under two different General Plan Categories.