

DRAFT

11/25/09

Chapter 17.xx DETACHED UNIT RESIDENTIAL (RD) ZONES REGULATIONS

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17.xx.010 Title, Purpose, and Applicability

- A. **Intent.** The provisions of this Chapter shall be known as the Detached Unit Residential (RD) regulations. The intent of the RD regulations is to create, maintain, and enhance residential areas characterized primarily by detached, single unit structures.
- B. **Description of zones.** This Chapter establishes land use regulations for the following two zones:
1. **RD-1 Detached Unit Residential Zone.** The intent of the RD-1 zone is to create, maintain, and enhance areas with detached, single unit structures. A limited number of commercial uses will be permitted or conditionally permitted in existing non-residential facilities.
 2. **RD-2 Detached Unit Residential Zone.** The intent of the RD-2 zone is to create, maintain, and enhance areas with detached, single unit structures, with allowances for two-family structures on lots larger than 6,000 square feet. A limited number of commercial uses will be permitted or conditionally permitted in existing non-residential facilities.

17.xx.020 Required Design Review Process

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Local Register Property, Building Facility, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

17.xx.030 Permitted and Conditionally Permitted Activities

Table 17.xx.01 lists the permitted, conditionally permitted, and prohibited activities in the RD-1 and RD-2 zones. The descriptions of these activities are contained in Chapter 17.10.

“P” designates permitted activities in the corresponding zone.

- “C” designates activities that are permitted only upon the granting of a conditional use permit in the corresponding zone (see Chapter 17.134 for the CUP procedure).
- “L” designates activities subject to certain limitations or notes listed at the bottom of the Table.
- “-” designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.xx.01: Permitted and Conditionally Permitted Activities			
Activities	Zones		Additional Regulations
	RD-1	RD-2	
Residential Activities			
Permanent	P(L1)	P(L1)	17.102.212
Residential Care	--	C(L1)	17.102.212
Service-Enriched Permanent Housing	--	C(L1)	17.102.212
Transitional Housing	--	C(L1)	17.102.212
Emergency Shelter	--	--	
Semi-Transient	--	--	
Bed and Breakfast	C	C	
Civic Activities			
Essential Service	P	P	
Limited Child-Care Activities	P	P	
Community Assembly	C	C	
Recreational Assembly	C	C	
Community Education	C	C	
Nonassembly Cultural	C	C	
Administrative	C	C	
Health Care	--	--	
Special Health Care	--	--	
Utility and Vehicular	C	C	
Extensive Impact	C	C	
Commercial Activities			
General Food Sales	C (L2)	C (L2)	
Full Service Restaurants	C (L2)	C (L2)	
Limited Service Restaurant and Café	C (L2)	C (L2)	
Convenience Market	--	--	
Fast-Food Restaurant	--	--	
Alcoholic Beverage Sales	--	--	
Mechanical or Electronic Games	--	--	
Medical Service	--	--	
General Retail Sales	C (L2)	C (L2)	
Large-Scale Combined Retail and Grocery Sales	--	--	
Consumer Service	--	--	
Consultative and Financial Service	--	--	
Check Cashier and Check Cashing	--	--	
Consumer Laundry and Repair Service	--	--	
Group Assembly	--	--	
Personal Instruction and Improvement Services	--	--	
Administrative	P(L2)(L3)	P(L2) (L3)	
Business, Communication, and Media Services	--	--	
Broadcasting and Recording Services	--	--	
Commercial Activities	--	--	

Table 17.xx.01: Permitted and Conditionally Permitted Activities			
Activities	Zones		Additional Regulations
	RD-1	RD-2	
Research Service	--	--	
General Wholesale Sales	--	--	
Transient Habitation	--	--	
Wholesale and Professional Building Material Sales	--	--	
Automobile and Other Light Vehicle Sales and Rental	--	--	
Automobile and Other Light Vehicle Gas Station and Servicing	--	--	
Automobile and Other Light Vehicle Repair and Cleaning	--	--	
Taxi and Light Fleet-Based Services	--	--	
Automotive Fee Parking	--	--	
Animal Boarding	--	--	
Animal Care	--	--	
Undertaking Service	--	--	
Industrial Activities			
Custom Manufacturing	--	--	
Light Manufacturing	--	--	
General Manufacturing	--	--	
Heavy/High Impact	--	--	
Research and Development	--	--	
Construction Operations	--	--	
Warehousing, Storage, and Distribution			
A. General Warehousing, Storage and Distribution	--	--	
B. General Outdoor Storage	--	--	
C. Self- or Mini Storage	--	--	
D. Container Storage	--	--	
E. Salvage/Junk Yards	--	--	
Regional Freight Transportation	--	--	
Trucking and Truck-Related	--	--	
Recycling and Waste-Related			
A. Satellite Recycling Collection Centers	--	--	
B. Primary Recycling Collection Centers	--	--	
Hazardous Materials Production, Storage, and Waste Management	--	--	
Agriculture and Extractive Activities			
Crop and animal raising	C	C	
Plant nursery	C	C	

Table 17.xx.01: Permitted and Conditionally Permitted Activities			
Activities	Zones		Additional Regulations
	RD-1	RD-2	
Mining and Quarrying	--	--	
Accessory off-street parking serving prohibited activities	C	C	17.102.100
Additional activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof.	C	C	17.102.110

Limitations on Table 17.xx.01:

- L1. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such Activity or Facility.
- L2. These activities may only be located on the ground floor of an existing nonresidential facility built prior to 2010 (code adoption date) and hours of operation must be between 7:00am and 10:00pm.
- L3. A conditional use permit is required if the existing ground floor nonresidential facility exceeds 1,500 square feet (see Chapter 17.134 for the CUP procedure).

17.xx.040 Permitted and Conditionally Permitted Facilities

Table 17.xx.02 lists the permitted, conditionally permitted, and prohibited facilities in the RD-1 and RD-2 zones. The descriptions of these facilities are contained in Chapter 17.10.

- “P” designates permitted facilities in the corresponding zone.
- “C” designates facilities that are permitted only upon the granting of a conditional use permit in the corresponding zone (see Chapter 17.134 for the CUP procedure).
- “L” designates facilities subject to certain limitations listed at the bottom of the Table.
- “--” designates facilities that are prohibited.

Table 17.xx.02: Permitted and Conditionally Permitted Facilities			
Facilities	Zones		Additional Regulations
	RD-1	RD-2	
Residential Facilities			
One-Family Dwellings	P	P	
One-Family Dwelling with Secondary Unit	P	P	17.102.360
Two-Family Dwelling	--	C (L1)	
Multifamily Dwelling	--	--	
Rooming House	--	--	
Mobile Home	--	--	
Nonresidential Facilities			
Enclosed Nonresidential	P	P	

Table 17.xx.02: Permitted and Conditionally Permitted Facilities			
Facilities	Zones		Additional Regulations
	RD-1	RD-2	
Open Nonresidential	P	P	
Sidewalk Café	P (L2)	P (L2)	17.102.335
Drive-In Nonresidential	--	--	
Drive-Through Nonresidential	--	--	
Telecommunications Facilities			
Micro Telecommunications	C	C	17.128
Mini Telecommunications	C	C	17.128
Macro Telecommunications	C	C	17.128
Monopole Telecommunications	C	C	17.128
Tower Telecommunications	--	--	17.128
Sign Facilities			
Residential Signs	P	P	17.104
Special Signs	P	P	17.104
Development Signs	P	P	17.104
Realty Signs	P	P	17.104
Civic Signs	P	P	17.104
Business Signs	P (L3)	P (L3)	17.104
Advertising Signs	--	--	17.104

Limitations for Table 17.xx.02:

- L1. See Table 17.xx.03, Property Development Standards, for additional regulations for conditionally permitted density.
- L2. Sidewalk cafés are allowed only as accessory to an already approved Full Service Restaurant or Limited Service Restaurant and Café. Hours the sidewalk café are open are limited to 7:00 am to 10:00 pm. No more than three (3) tables and no more than ten (10) chairs or seats are allowed. If more tables or chairs are requested a conditional use permit is required (see Chapter 17.134 for the CUP procedure).
- L3. Business Signs are only allowed on existing nonresidential facilities built prior to 2010 (code adoption date), otherwise Section 17.104 applies. The maximum aggregate area of display surface of all business, civic, and residential signs on any one lot shall be 0.5 square foot for each one foot of lot frontage in the case of an interior lot, or 0.25 square feet for each one foot of lot frontage in the case of a corner lot. The aggregate shall include only one face of a double-faced sign. The total amount of aggregate sign area shall not exceed one hundred (100) square feet on any one property. All such Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except in the case of Signs behind a display window, include any pennants, streamers, propellers, or similar devices.

17.xx.050 Property Development Standards

A. **Zone Specific Standards.** Table 17.xx.03 below prescribes development standards specific to individual zones. The number designations in the right-hand column refer to the additional regulations listed at the end of the Table.

Table 17.xx.03: Property Development Standards			
Development Standards	Zones		Additional Regulations
	(R-30)	(R-35)	
	RD-1	RD-2	
Minimum Lot Dimensions			
Width	45 ft	45 ft	1
Frontage	25 ft	25 ft	1
Lot area	5,000 sf	5,000 sf	1, 2
Maximum Density			
Permitted Density	one unit per lot	one unit per lot	3, 4
Conditionally Permitted Density	--	2 units on lots 6,000 sf or greater	3, 5
Minimum Setbacks			
Minimum front	20 ft	20 ft	6, 7, 8
Minimum interior side	5 ft	5 ft	8, 9
Minimum street side	5 ft	5 ft	8, 10
Rear	20 ft	15 ft	8, 11, 12
Maximum Wall Length Before Articulation Required	40 ft	40 ft	13
Minimum Parking			
Minimum Parking Spaces Required per Unit	2	1.5	14, 15
Additional Parking Spaces Required for Secondary Unit	1	1	15, 16
Minimum Open Space			
Group Open Space per Unit	N/A	300 sf	17
Group Open Space per Unit when Private Open Space Substituted	N/A	100 sf	17

Additional Regulations for Table 17.xx.03:

1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, width and street frontage regulations.
2. See Section 16.16.170(F) in the Subdivision regulations for additional regulations regarding minimum lot area.
3. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five or more bedrooms. No residential facility shall be permitted to have both an additional kitchen as provided for in Section 17.102.270B and a Secondary Unit.

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4. When there is no more than one unit on a lot a Secondary Unit may be permitted, subject to the provisions of Section 17.102.360.
 5. A minimum lot size of 6,000 square feet is required in order to apply for a conditional use permit for a second primary dwelling in the RD-2 Zone. A conditional use permit for a Two-Family Dwelling Residential Facility or for two (2) dwelling units on a lot may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to all of the following additional use permit criteria:
 - a. That the proposed development will not adversely affect adjoining property, nor the surrounding neighborhood, with consideration to be given to density; to the availability of neighborhood facilities and play space; to the generation of traffic and the capacity of surrounding streets; and to all other similar, relevant factors;
 - b. That the site design and landscaping and the scale, height, length and width, bulk, coverage, and exterior treatment of structures are in harmony with neighborhood character and with facilities on nearby lots;
 - c. That the shape and siting of the facilities, and especially of any portions thereof which exceed one story in height, are such as to minimize blocking of views and direct sunlight from nearby lots and from other Residential Facilities in the surrounding neighborhood;
 - d. That the design and site planning of the buildings, open areas, parking and service areas, and other facilities provide a convenient, attractive, and functional living environment; and that paths, stairways, accessways, and corridors are so designed as to ensure privacy;
 - e. That lot shape, size, and dimensions allow a development which will provide satisfactory internal living conditions without adversely affecting the privacy, safety, or residential amenity of adjacent residences.
 6. The minimum front setback may be reduced if adjacent lots abutting the side lot lines of the subject lot both contain principal Residential Facilities that have front setbacks with a depth of less than twenty (20) feet, buildings and other structures on the subject lot may be located up to a line parallel to the front lot line and extended from the most forward projection of the principal Residential Facility on the adjacent lots having the deeper front setback depth, provided such projection is enclosed, has a wall height of at least eight (8) feet, and has a width of at least five feet. In the case of a corner lot this same principal may apply if the two lots adjacent to the corner lot along its front lot line have less than a twenty (20) foot front setback.
 7. In all residential zones the minimum front setback depth otherwise required by the applicable individual zone regulations shall be reduced to five (5) feet on any lot with a street-to-setback gradient that exceeds twenty (20) percent, provided, however, that the distance from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least eighteen (18) feet. The street to setback gradient shall be based on the existing grade as measured from the outer edge of the sidewalk or, if there is no sidewalk, from the edge of the pavement to the normally required front setback line. The measurement shall be taken at the midpoint of the front lot line and perpendicular to the edge of the pavement.
 8. See additional reduced front, side, and rear setbacks for smaller lots, Table 17.xx.04.
 9. See Section 17.108.080 for the required interior side and rear setback on a lot containing two or more living units and opposite a legally-required living room window.
 10. Where There Is a Key Lot in a Residential Zone. In all residential zones, on every corner lot which abuts to the rear a key lot which is in a residential zone, there shall be provided on the

street side of such corner lot a side setback with a minimum width equal to one-half ($\frac{1}{2}$) of the minimum front setback depth required on the key lot and no less than the minimum side setback width required along an interior side lot line of the corner lot. However, such side setback shall not be required to exceed five (5) feet in width in any other residential zone, to the extent that it would reduce to less than twenty-five (25) feet the buildable width of any corner lot. Such setback shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 17.108.130. See also Section 17.110.040 C for special controls on location of detached accessory buildings on such corner lots.

11. Wherever a rear lot line abuts an alley, one-half of the right-of-way width of the alley may be counted toward the required minimum rear setback depth; provided, however, that the portion of the minimum rear setback depth actually on the lot itself shall not be so reduced to less than ten feet.
12. For lots which abut an adjoining rear setback, the minimum rear setback depth shall be increased by an additional one-half foot of rear setback depth for each additional one foot of lot depth over one hundred (100) feet, up to a maximum rear setback depth of forty (40) feet.
13. If the total wall length within ten (10) feet of the side lot line exceeds forty (40) feet, then the building wall shall be articulated by at least one section of additional setback. See design guidelines for more specific bulk regulations and context standards.
14. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116. Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117.
15. Additional parking standards apply within the S-11 Zone, Section 17.92 and the S-12 Zone, Section 17.94.
16. One parking space for the Secondary Unit is required in addition to any required parking spaces for the Primary Unit. Tandem parking may be permitted for one of the required parking spaces on a lot containing a One-Family Dwelling Unit with Secondary Unit if the floor area of the Secondary Unit is 500 square feet or less. All required parking shall be non-tandem if the Secondary Unit exceeds 500 square feet. Additional regulations that apply to Secondary Units are provided in Section 17.102.360.
17. Private usable open space may be substituted for such group space in the ratio prescribed in Section 17.126.020, except that actual group space shall be provided in the minimum amount of one hundred (100) square feet per dwelling unit. All required space shall conform to the standards for required usable open space in Chapter 17.126.

B. Setbacks for Smaller Lots. Table 17.xx.04 below prescribes reduced setback standards for lots less than 4,000 square feet. The number designations in the right-hand column refer to the additional regulations listed at the end of the Table.

Table 17.xx.04 Setbacks for Smaller Lots			
Regulation	Lot Size		
	< 4,000 sq ft or <40 feet wide	< 3,000 sq ft or < 35 feet wide	Additional Regulations
Minimum Setbacks			
Minimum front	15 ft	10 ft	1, 2
Minimum interior side	4 ft	3 ft	
Minimum street side	4 ft	3 ft	
Rear	15 ft	15 ft	

Additional Regulations for Table 17.xx.04:

1. The minimum front setback for smaller lots may be further reduced if adjacent lots abutting the side lot lines of the subject lot both contain principal Residential Facilities that have front setbacks with a depth of less than fifteen (15) feet or ten (10) feet respectively; buildings and other structures on the subject lot may be located up to a line parallel to the front lot line and extended from the most forward projection of the principal Residential Facility on the adjacent lots having the deeper front setback depth, provided such projection is enclosed, has a wall height of at least eight (8) feet, and has a width of at least five feet. In the case of a corner lot this same principal may apply if the two lots adjacent to the corner lot along its front lot line have less than a fifteen (15) foot or ten (10) foot front setback respectively.
2. If at least 60% of the 8 closest and contiguous lots to the property on the same side of the street within the same block all meet the current front setback for the zone, twenty (20) feet or fifteen (15) feet respectively, then the reduced front setback for small lots is not allowed. (If the lots on either side of the property have an existing front setback that is less than normally required, than a reduced setback is still allowed as stated in Regulation 1 above).

C. Bulk and Intensity. Table 17.xx.05 below prescribes bulk and intensity standards associated with lot sizes. The numbers in the right-hand column refer to the additional regulations listed at the end of the Table.

Table 17.xx.05 Bulk Regulations						
Regulation	Lot Size in Square Feet					Additional Regulations
	< 5,000	≥ 5,000 and <12,000	≥ 12,000 and <25,000	≥ 25,000 and < 43,560	≥ 43,560	
Maximum Floor Area Ratio	0.55	0.50	0.45	0.35	0.25	1
Maximum Lot Coverage (%)	40%	40%	30%	20%	15%	2

Additional Regulations for Table 17.xx.05:

1. F.A.R is only for lots that have a footprint slope of 20% or greater. Lots less than 5,000 square feet may have a home with a maximum of 2,000 square feet, regardless of F.A.R listed.
2. Lots less than 5,000 square feet may have a lot coverage of up to 2,000 square feet regardless of lot coverage percentage (%) listed.

D. Height. Table 17.xx.06 below prescribes height standards associated with different sloped lots. The numbers in the right-hand column refer to the additional regulations listed at the end of the Table.

Table 17.xx.06 Height Regulations						
Regulation	Height Regulations For All Lots With a Footprint Slope of:	Downslope Lot Height Regulations With a Footprint Slope of:			Upslope Lot Height Regulations With a Footprint Slope of:	Additional Regulations
		< 20%	≥ 20% and < 40%	≥ 40% and < 60%		
Maximum Height for Detached Accessory Structures	15 ft	15 ft	15 ft	15 ft	15 ft	1
Maximum Wall Height Primary Building	25 ft	32 ft	34 ft	36 ft	32ft	1, 2, 3
Maximum Wall Height Primary Building With a CUP	N/A	36 ft	38 ft	40 ft	35 ft	1
Maximum Pitched Roof Height Primary Building	30 ft	36 ft	38 ft	40 ft	35 ft	1, 2, 3
Maximum Height Above Edge of Pavement	N/A	18 ft	18 ft	18 ft	N/A	1
Maximum Height Above the Ground Elevation at the Rear Setback Line	N/A	N/A	N/A	N/A	24 ft	1
Maximum Height From Grade Within 20' of the Front Property Line	N/A	N/A	N/A	N/A	24 ft	1

Additional Regulations on Table 17.xx.06:

1. Exceptions to the maximum heights are provided in Section 17.108.030, and Chapter 17.128.
2. On lots that have less than a twenty (20) percent footprint slope if at least sixty (60) percent of the buildings in the immediate context are no more than one story in height, the maximum wall height shall be fifteen (15) feet within the front twelve (12) feet of buildable area. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any approval of any variance, conditional use permit, design review, determination of exemption from design review, or other special zoning approval or, if no special zoning approval is required, part of any City Planning signoff of a building permit application.
3. On a downslope lot greater than or equal to forty (40) percent footprint slope the rear wall away from the street side of an attached garage or carport may exceed the wall height and

roof height by five (5) feet, but may not exceed eighteen (18) feet above ground elevation at edge of pavement, if the garage or carport conforms with all of the following criteria:

- a. Maximum width is twenty-two (22) feet and maximum depth is twenty (20) feet; and
- b. garage or carport floor is at the same level as the edge of the street pavement resulting from the project at the center point of the driveway entrance or is at a lower level, and
- c. maximum height above the garage or carport floor is ten (10) feet for walls to the top of the plate or flat roof and twelve (12) feet for pitched roofs.

17.xx.060 Limitations on Signs.

All Signs shall be subject to the applicable limitations set forth in Section 17.104.010.

17.xx.070 Buffering.

All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.

17.xx.080 Special regulations for mini-lot and planned unit developments.

- A. Mini-Lot Developments. In mini-lot developments, certain of the regulations otherwise applying to individual lots in the RD-1 and RD-2 zones may be waived or modified when and as prescribed in Section 17.102.320.
- B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the RD-1 and RD-2 zones, and certain of the other regulations applying in said zone may be waived or modified.

17.xx.90 Other zoning provisions.

- A. Parking and Loading. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.
- B. Bicycle Parking. Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117.
- C. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.
- D. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.
- E. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.104, 17.106, and 17.108 shall apply in the RD-1 and RD-2 zones.
- F. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in RD-1 and RD-2 zones.
- G. Landscaping and Screening Standards. The regulations set forth in Chapter 17.124 and Chapter 17.102.400, screening of utility meters, etc., shall apply in the RD-1 and RD-2 zones.