

- **Article 11. - High Density Residential Zone (HDR)**
- **10.08.1570 - Purpose (HDR).**

The High Density Residential (HDR) Zone classification is designed to provide for apartments, multiple-family dwellings, dwelling groups, and supporting uses and to be utilized in appropriate locations within the areas designated high-medium density residential with a density range of twenty (20) to thirty-five (35) dwelling units per gross acre by the General Plan.

(Prior code § 10-2.1100)

- **10.08.1580 - Permitted uses (HDR).**

(a) The following uses shall be permitted in the HDR Zone:

- (1) Single-family, two-family, or multiple-family dwelling, dwelling group, or apartment house; Accessory dwelling unit, subject to TMC section [10.08.3180](#);
- (2) Boarding and rooming house;
- (3) Emergency homeless shelter, subject to TMC section [10.08.3197](#);
- (4) Single-Room Occupancy Facility ("SROs"), subject to TMC section [10.08.3197](#)
- (5) Crop and tree farming;
- (6) Public park, building or school; and
- (7) Accessory use as provided in section [10.08.1080](#) of Article 5 of this chapter.

(b) The following conditional uses shall be permitted in the HDR Zone subject to the granting of a use permit as provided in sections [10.08.4250](#) through [10.08.4420](#) of [Article 34](#) of this chapter:

- (1) Mobile home park or mobile home park subdivision;
- (2) Condominium or planned residential development;
- (3) (Not used);
- (4) Off-street parking to serve an adjacent commercial or office use;
- (5) Church and church-related use;
- (6) Educational, cultural, institutional or recreational use;
- (7) Private school, nursery school or day care center;

(8) Board and care facility;

(9) Hospital, convalescent hospital, rest home or nursing home; and

(10) Mortuary.

(Prior code § 10-2.1101)

(Ord. No. 1202, Exh. A § 17, 12-1-2015; Ord. No. 1254, § 5, 5-1-2018)

- **10.08.1590 - Lot area and width (HDR).**

There shall be no minimum lot size for this district.

(Prior code § 10-2.1102)

- **10.08.1600 - Density (HDR).**

The areas designated high density residential shall have a density range of twenty (20) to thirty-five (35) dwelling units per gross acre by the General Plan

The density of a project may be averaged as a sole parcel or combination of adjacent touching parcels, if part of the overall project.

The clustering of differentiating product types is allowed as long as the minimum density is maintained. A site or project may include multiple product types if allowed in section 10.08.1580 - Permitted uses

(Prior code § 10-2.1103)

- **10.08.1610 - Minimum yards (HDR).**

The following minimum yards shall be required in the HDR Zone:

(a) Front: Fifteen (15') feet, except garage structures which shall be twenty (20') feet;

(b) Side:

(1) Interior lots: Five (5') feet on each side; provided, however, this requirement shall be increased by four (4') feet for every story above the second story;

(2) Corner lots: Ten (10') feet on the street side; the interior side shall be the same as set forth in subsection (1) of this subsection; and

(3) Detached accessory buildings not exceeding one story in height on the rear one-third ($\frac{1}{3}$) of the lot or set back at least seventy (70') feet from the front line whichever is less, may be located in a required side yard other than a street side yard;

(c) Rear:

(1) Main buildings: Ten (10') feet; provided, however, this requirement shall be increased by four (4') feet for every story above the second story; and

(2) Accessory buildings: Detached accessory buildings not exceeding one story in height may be located in the rear yard; and

(d) Distance between buildings: Six (6') feet between accessory buildings and between an accessory and main building; and the minimum distance between main buildings shall also be six (6') feet.

(Prior code § 10-2.1104)

(Ord. No. 1179, § 1, 1-15-2013)

- **10.08.1620 - Height (HDR).**

There shall be no height limit in the HDR Zone.

(Prior code § 10-2.1105)

- **10.08.1630 - Lot coverage (HDR).**

The maximum aggregate coverage of all buildings in the HDR Zone shall not exceed seventy (70%) percent of the lot.

(Prior code § 10-2.1106)

- **10.08.1640 - Usable open space (HDR).**

Residential uses in the HDR Zone shall provide minimum usable open space of 100 square feet for each of the first ten (10) dwelling units, fifty (50) square feet for each of the second ten (10) units, and twenty-five (25) square feet for each unit in excess of twenty (20).

For the purposes of this section, "usable open space" shall mean an on-site ground level area, not less than twenty (20') feet in width, of lawn, pool, or garden courts with concrete paving accessible to all dwelling units via a walk, path, or stairway easily used and intended to be used by pedestrians. The space shall not include the required front yard or street side yard, off-street parking, driveways, or service areas. There shall be no obstruction above the space, except for devices to enhance the usability of the space.

(Prior code § 10-2.1107)

- **10.08.1650 - Off-street parking (HDR).**

Off-street parking in the HDR Zone shall be provided as required by [Article 26](#) of this chapter.

(Prior code § 10-2.1108)

- **10.08.1660 - Development review (HDR).**

Development approval for all uses, buildings, structures, and site development in the HDR Zone, except a single- or two-family residence and accessory structures on a single lot, shall be required as provided in [Article 30](#) of this chapter.

Multifamily Residential or High Density Residential projects of five (5) or more units that include a minimum twenty percent (20%) of units affordable to lower-income households (in accordance with Government Code Section 65583.2(c)) shall be a permitted use by right; however, projects must comply with the Multiple-Unit and Mixed-Use Housing Objective Design Standards in Section 10.10.050. For purposes of this section, “use by right” has the same meaning as provided in Government Code Section 65583.2(i). Residential projects of five (5) or more units not containing a minimum of twenty percent (20%) of affordable units shall require staff level review. Projects that include an entitlement that requires Planning Commission approval, will have the Development Review approved by the Planning Commission.