

**Chapter 10.08, Article 7 – Low Density Residential Zone**

**10.08.1190 Purpose (LDR).**

The Low Density Residential (LDR) Zone is intended to be utilized in the areas designated low-medium density residential with a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) dwelling units per gross acre by the General Plan. (Prior code § 10-2.700)

**10.08.1200 Permitted uses (LDR).**

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

- (1) Single-family dwelling; Accessory dwelling unit, subject to TMC section 10.08.3180;
- (2) Manufactured Home on an individual lot;
- (3) Tiny Homes on an individual lot;
- (4) Duplexes, triplexes and fourplexes as part of a larger subdivision;
- (5) Crop and tree farming; and
- (6) Public park, building or school.

(b) The following conditional uses shall be permitted in the LDR 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) (Not used);
- (3) Off-street parking to serve an adjacent commercial or office use;
- (4) Church and church-related use;
- (5) Educational, cultural, institutional or recreational use;
- (6) Private school, nursery school or day care center;
- (7) Hospital, convalescent hospital or rest and nursing home;
- (8) Board and care facility;
- (9) Planned residential development of single-family dwellings on an individual lot; and
- (10) Mortuary.

(Prior code § 10-2.701)

(Ord. No. 1202, Exh. A § 14, 12-1-2015; Ord. No. 1254, § 5, 5-1-2018)

#### **10.08.1210 Lot area and width (LDR).**

The following lot area and width requirements shall apply in the LDR Zone:

- (a) The minimum lot area shall be 5,600 square feet.
- (b) The minimum lot width shall be fifty-six (56') feet; provided, however, lots on cul-de-sacs or knuckles shall have a minimum frontage of forty-five (45') feet at the front lot line.
- (c) The minimum lot depth shall be ninety (90') feet.
- (d) The requirements set forth in this section may be increased for conditional uses.
- (e) The requirements for a minimum frontage of .45 feet on cul-de-sacs and knuckles (b) above shall not apply to projects having approved tentative subdivision maps and/or approved development review applications prior to the first reading of the ordinance codified in this section. Such projects shall provide a minimum frontage on cul-de-sacs and knuckles of thirty-five (35') feet and a width at the twenty (20') foot building line of at least forty-five (45') feet.

(Prior code § 10-2.702)

#### **10.08.1215 – Density (LDR)**

The areas designated low density residential shall have a density range of two and no/tenths (2.0) to five and eight-tenths (5.8) 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 10.08.1200 - Permitted uses

#### **10.08.1220 Minimum yards (LDR).**

The following minimum yards shall be required in the LDR Zone.

- (a) Front: At least fifteen (15') feet to at least twenty (20') feet, including garage structure from the existing or planned sidewalk with at least a two (2) foot differential between neighboring main buildings. Garage setbacks fifteen (15') feet to eighteen (18') feet from the property line shall have roll-up doors;
- (b) Side:
  - (1) For lots situated in the area described by the 84-1 Residential Areas Specific Plan adopted by the City Council on June 2, 1987, and for lots

created after the effective date of the ordinance codified in this section the minimum side yards shall be as follows:

- (i) Interior lots: Ten (10') feet on one side; four (4') feet on the other side. A minimum distance of fourteen (14') feet shall be provided between neighboring main buildings. Lots recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5') foot side yards;
  - (ii) Corner lots: Four (4') feet on the interior side with no four (4') foot side yard abutting a four (4') foot side yard of an adjacent lot; a minimum distance of fourteen (14') feet between neighboring main building with ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots;
  - (iii) Detached accessory buildings on the rear one-third ( $\frac{1}{3}$ ) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;
- (2) Minimum side yards for lots created before the effective date of the ordinance codified in this section and outside the boundaries of the 84-1 Residential Areas Specific Plan shall be:
- (i) Interior lots: Ten (10') feet on one side; three (3') feet on the other side. Lot recorded prior to June 1, 1965, and less than sixty (60') feet wide may utilize five (5) foot side yards;
  - (ii) Corner lots. Three (3') feet on the interior side; ten (10') feet on the street side; provided, however, fifteen (15') feet shall be required on reverse corner lots; and
  - (iii) Detached accessory buildings on the rear one-third ( $\frac{1}{3}$ ) of the lot or seventy (70') feet from the front property line may be located in a required side yard other than a street side yard;
- (c) Rear: An average of fifteen (15') feet and a minimum of ten (10') feet, except detached accessory building which may be located in a required rear yard, and at least eight hundred forty (840') square feet of open space in the rear yard;
  - (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 be ten (10') feet;
  - (e) Those projects having approved Development Review and/or Tentative Subdivision Map applications prior to the first reading of the ordinance codified in this section shall be exempt from the standard. In (C) above, said projects shall maintain a minimum rear yard of ten (10') feet except detached accessory buildings which may be located in the required rear yard.

(Prior code § 10-2.703)

**10.08.1230 Height (LDR).**

The maximum height in the LDR Zone shall be two and one-half (2½) stories or thirty-five (35') feet, whichever is less; provided, however, any residence exceeding two (2) stories in height shall have all windows above the second story facing the street frontage.

(Prior code § 10-2.704)

**10.08.1240 Lot coverage (LDR).**

The maximum aggregate coverage of all buildings in the LDR Zone shall not exceed forty-five (45%) percent of the lot.

(Prior code § 10-2.705)

**10.08.1250 Off-street parking (LDR).**

Off-street parking in the LDR Zone shall be provided as required by Article 26 of this chapter. In addition, at least one space shall be provided at a location on the lot which meets all of the yard and coverage requirements for a garage.

(Prior code § 10-2.706)

**10.08.1260 Development review (LDR).**

Development approval for all uses, buildings, structures, and site development in the LDR Zone, except a single-family residence and accessory structures on a single lot, shall be required as provided in Article 30 of this chapter.

(Prior code § 10-2.707)