

- **Article 8. - Medium Density Cluster Zone (MDC)**
- **10.08.1270 - Purpose (MDC).**

The Medium Density Cluster (MDC) Zone classification is designed to provide for single- and two-family dwellings, dwelling groups, and supporting uses and to be utilized in appropriate locations within the areas designated medium density residential with a density range of five and nine-tenths (5.9) to twenty (20) dwelling units per gross acre by the General Plan.

(Prior code § 10-2.800)

- **10.08.1280 - Permitted uses (MDC).**

(a) The following uses shall be permitted in the MDC 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) Crop and tree farming;
- (5) Public park, building or school; and
- (6) Accessory use or structure as provided in section [10.08.1080](#) of Article 5 of this chapter.

(b) The following conditional uses shall be permitted in the MDC 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 of one- and two-family dwellings;
- (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) Hospital, convalescent hospital, rest home or nursing home;

(9) Board and care facility;

(10) Mortuary; and

(11) Single-Room Occupancy Facility ("SROs"), subject to TMC section [10.08.3197](#).

(Prior code § 10-2.801)

(Ord. No. 1202, Exh. A § 15, 12-1-2015; Ord. No. 1254, § 5, 5-1-2018)

- **10.08.1290 - Lot area and width (MDC).**

There shall be no minimum lot size for this district.

(Prior code § 10-2.802)

- **10.08.1300 - Density (MDC).**

The areas designated medium density cluster shall have a density range of five and nine-tenths (5.9) to twenty (20) 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 10.08.1380 - Permitted uses

(Prior code § 10-2.803)

- **10.08.1310 - Minimum yards (MDC).**

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

(a) Front:

(1) For lots created on or after July 7, 2016, the minimum front yard shall be ten (10') feet, except for the garage door, which shall be setback a minimum of twenty (20') feet;

(2) For lots created before July 7, 2016, the minimum front yard shall be 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) Interior lots: Seven (7') feet on one side and four (4') feet on the other with a minimum distance of eleven (11') feet between neighboring main buildings;
- (2) Corner lots: Ten (10') feet on the street side and four (4') feet on the interior side; with no four (4') foot side yard abutting another four (4') foot side yard with a minimum distance of eleven (11') feet between neighboring main buildings;
- (3) Interior lots ten (10') feet on one side with zero (0') feet on interior side. On corner lots the ten (10') foot side yard shall be on the street side;

(c) Rear:

- (1) For lots created on or after July 7, 2016, the minimum rear yard shall be ten (10') feet with at least 450 square feet of open space in the rear yard;
 - (2) For lots created before July 7, 2016, the minimum rear yard shall be ten (10') feet with an average distance of fifteen (15') feet and at least six hundred seventy-five (675') 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 the average height of the two main buildings;
- (e) Accessory buildings not exceeding one-story in height may be located in any required rear or interior side yard provided they are on the rear one-half ($\frac{1}{2}$) of the lot or at least sixty (60') feet from the front property line;
- (f) The requirements for side (b) and rear (c) yards described above shall not apply to projects having an approved Development Review and/or Tentative Subdivision Map application prior to October 3, 1989. Such projects shall provide a side yard area of seven (7') feet on one side and three (3') feet on the other side, with a rear yard setback of ten (10') feet.

(Prior code § 10-2.804)

(Ord. No. 1218, § 1, 6-7-2016)

- **10.08.1320 - Height (MDC).**

The maximum height in the MDC Zone shall be two and one-half ($2\frac{1}{2}$) stories or thirty-five (35') feet, whichever is less. Second story elevations facing the street shall have windows or other significant architectural features.

(Prior code § 10-2.805)

- **10.08.1330 - Lot coverage (MDC).**

The maximum coverage of all buildings in the MDC Zone shall not exceed sixty-five (65%) percent of the net lot area.

No garage shall exceed one-half ($\frac{1}{2}$) of the lot width unless the driveway enters from an alley.

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 above standards. Said projects shall not require single-family residential to be subject to Development Review.

(Prior code § 10-2.806)

- **10.08.1340 - Off-street parking (MDC).**

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

(Prior code § 10-2.807)

- **10.08.1350 - Development review (MDC).**

Development approval of all uses, buildings, and site development in the MDC Zone requiring a building permit shall be required as provided in [Article 30](#) of this chapter.

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 above standards. Said projects shall comply with the standards of the provisions in effect before the effective date of the ordinance codified in this section.

Multifamily Residential or Medium 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.

(Prior code § 10-2.808)

- **10.08.1360 - Abutting RE (MDC).**

Design of new lots abutting an RE Zone shall be such that each RE lot has two or less neighboring lots for every 100 feet of frontage of the RE lot and no street shall abut the RE Zone lots. Such lots shall be separated by a fence with a two (2') foot high masonry base, with a five (5') foot high wood top, for a total height of seven (7') feet along the

RE Zone. Said durable fence shall also be on any borders of a school and or park with an RE Zone.

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 above standards. Said projects shall comply with the standards of the provisions in effect before the effective date of the ordinance codified in this section.

(Prior code § 10-2.809)

- **10.08.1370 - On-street parking (MDC).**

At least one and one-half (1½) on-street parking space shall be provided per dwelling unit. Said parking spaces shall be located on the same street as that which the dwelling unit it is intended to provide parking for is located.

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 above standards. Said project shall comply with the standards of the provisions in effect before the effective date of the ordinance codified in this section.

(Prior code § 10-2.810)