

Comparison of Existing and Proposed Development Standards for the Urban Residential General Plan Classification

Note: This document only highlights proposed development standards that represent significant changes or entirely new standards.

| EXISTING | | | | PROPOSED | | | | NOTES |
|---|------|---|------|--|----------------------------------|-----------------------------------|--|--|
| 1. Zoning Districts | | | | | | | | |
| R-50 | | | | RU-1 | | | | The three proposed zones are similar to the existing zones that correspond to the Urban Residential Classification. |
| R-60 | | | | RU-2 | | | | |
| R-70 | | | | RU-3 | | | | |
| 2. Permitted Density | | | | | | | | |
| R-50 | | Lots >10,000 sq. ft.: 1,500 sq. ft./ unit | | RU-1 (R-50 “plus” higher density than R-50, but lower than R-60) | | 1,100 sq. ft./ unit | | The density in RU-1 is between the density of the existing R-50 and R-60 zones to conform to the General Plan’s intent for greater density in this Classification. The density of RU-2 and RU-3 will remain equivalent to the density of existing corresponding zones. |
| R-60 | | 800 sq. ft./ unit | | | | | | |
| R-60 | | 800 sq. ft./ unit | | RU-2 | | 800 sq. ft./ unit | | |
| R-70 | | 450 sq. ft./ unit | | RU-3 | | 450 sq. ft./ unit | | |
| 3. Minimum Setbacks | | | | | | | | |
| | R-50 | R-60 | R-70 | | RU-1 | RU-2 | RU-3 | <p>Additional Regulations: If the RU-3 interior side lot line abuts a side lot line of a lower density residential zone, a side setback is required as follows:</p> <ul style="list-style-type: none"> ▪ If the RU-3 lot abuts a Hillside Residential or Detached Unit zone, a side setback of 10 feet is required. ▪ If the RU-3 lot abuts a Mixed Housing Type zone, a side setback of 5 feet is required. <p>If the RU-3 lot abuts a side yard of a RU-1 or RU-2 lot, a side setback of 4 feet is required.</p> <p>An increased rear setback in RU-3 is intended to more effectively provide access to open space, light and air.</p> |
| Front | 15’ | 10’ | 10’ | Front | 15’ | 10’ | 10’ | |
| Side | 4’ | 4’ | 0 | Side | 4’ | 4’ | 0 | |
| Rear | 15’ | 15’ | 10’ | Rear | 15’ | 15’ | 15’ | |
| 4. Setbacks for Smaller Lots | | | | | | | | |
| Setbacks are currently the same for standard sized and sub-standard, smaller lots in the existing corresponding zones. The reduced setbacks will only need to apply in the RU-1 and RU-2 zones since RU-3 already has smaller setbacks. | | | | | < 4,000 sq. ft. or <40 feet wide | < 3,000 sq. ft. or < 35 feet wide | This proposal would apply similar standards to small lots in all Hillside Residential, Detached Unit Residential, Mixed Housing Type and Urban Residential zones. A reduced front setback is dependent on overall context: other houses on the same block must also have reduced front setbacks. | |
| | | | | Front | 10’ | 10’ | | |
| | | | | Side | 4’ | 3’ | | |
| | | | | Rear | 15’ | 15’ | | |
| 5. Group Open Space Per Unit When Private Open Space Substituted | | | | | | | | |
| R-50 | | 75 sq. ft. | | RU-1 | | 50 sq. ft. | | In RU-1, the proposed density maximum (between the density of the existing R-50 and R-60 zones), and resulting private open space sq. ft., is consistent with the General Plan’s intent for this Classification. |
| R-60 | | 30 sq. ft. | | | | | | |
| R-60 | | 30 sq. ft. | | RU-2 | | 30 sq. ft. | | |
| R-70 | | 30 sq. ft. | | RU-3 | | 30 sq. ft. | | |

| 6. Height Regulations | | | | |
|-----------------------|---|------|---|--|
| R-50 | 30' | RU-1 | 40' | <p>Additional Regulations:</p> <p>If a side lot line of a zone abuts Hillside, Detached or RM-1, RM-2 or RM-3, no building or other facility shall exceed 35 feet in height unless portion of building above 35' is setback as prescribed.</p> <p>If a rear lot line of a zone abuts Hillside, Detached or RM-1, RM-2 or RM-3, no building or other facility shall exceed 30 feet in height unless the portion of the building above 35' is setback as prescribed.</p> <p>In the RU-3 zone a building may exceed forty (40) feet in height if each portion above forty (40) feet is set back as prescribed (same as existing regulations).</p> <p>The height limit for the RU-1 zone is the same as that for the existing R-60 zone. However, no additional height would be allowed with a CUP as allowed currently. The RU-2 zone purposes a height limit of 50' by right. While it is taller than the height limit of the corresponding existing R-60 zone, additional (unlimited height) would no longer be allowed with a CUP as it is today. The RU-3 zone specifies a maximum height limit of 60'; no height limit exists in the corresponding existing R-70 zone.</p> |
| R-60 | 40' (taller upon the granting of a CUP) | | | |
| R-60 | 40' (taller upon the granting of a CUP) | RU-2 | 50' | |
| R-70 | No existing height limit, step backs are required once a height exceeds a 40' base height to provide light and air access. (The only constraint to the overall height of a building is the lot size; there is no height limit.) | RU-3 | 60' (step backs are required once a height exceeds a 40' base height to provide light and air access) | |