

Summary of Proposed Amendments to Residential Zoning Districts

| Proposed Amendment | Basis for Amendment |
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| All Residential Zoning Districts | |
| Add transient commercial occupancies (short-term rentals) as prohibited use | Prohibit “vacation rentals” |
| Add small family child care as a permitted use* | Required by state law |
| Add large family child care as a conditionally-permitted use | Required by state law |
| Add limited residential care (24-hour care facilities with six or fewer beds) as a permitted use* | <ul style="list-style-type: none"> • Required by state law • Implementation of Housing Element Action H-2.1/A2 |
| Add general residential care (24-hour care facilities with seven or more beds) as a conditionally-permitted use | <ul style="list-style-type: none"> • Required by state law • Implementation of Housing Element Action H-2.1/A2 |
| Replace “churches” with “religious institutions” | Broaden use classification |
| Add references to other relevant Zoning Code sections (e.g., design review, parking, affordable housing, trees) | Provide notification of other applicable standards and requirements |
| Reformatting and rewording | Improve clarity of standards and consistency of language |
| RR-H District | |
| Clarify that only one one-family dwelling and one second dwelling unit (i.e., granny unit) are allowed per lot | Existing wording is unclear as to how many units are allowed on a lot |
| Add minimum setback requirements for additions to primary structures on properties developed prior to the establishment of the requirement that a use permit be approved for all development | Many properties in the RR-H District were developed prior to adoption of the Code provision that requires setbacks for each property to be established through a use permit |
| RR District | |
| Add Purpose section | Provide overview of district |
| Clarify that only one one-family dwelling and one second dwelling unit are allowed per lot | Existing wording is unclear as to how many units are allowed on a lot |
| R-1 District | |
| Add Purpose section | Provide overview of district, i.e., allow development of one-family dwellings and second dwelling units |
| Clarify that only one one-family dwelling and one second dwelling unit are allowed per lot | Existing wording is unclear as to how many units are allowed on a lot |

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| <ul style="list-style-type: none"> • Delete “Employee housing as defined in Cal. Health & Safety Code §17008 for six or fewer employees in accordance with Cal. Health & Safety Code §17000, et seq.” • Expand definition of “One-family dwelling” to include “employee housing for six or fewer persons as provided by California Health & Safety Code Section 17021.5.” | <p>Reflect intent of state law that qualifying employee housing be considered a one-family dwelling</p> |
| <p>R-2 District</p> | |
| <p>Add Purpose section</p> | <p>Provide overview of district, i.e., allow development of one-family and duplex residences</p> |
| <p>Clarify that one or two one-family dwellings, or one duplex, are allowed per lot</p> | <p>Existing wording is unclear as how many units are allowed on a lot</p> |
| <p>Clarify that only one second dwelling unit is allowed per lot and that it can only occur on a lot with one one-family dwelling</p> | <p>Existing wording is unclear as how many units are allowed on a lot</p> |
| <p>Delete triplexes, parking lots and mobile home parks as allowable uses</p> | <p>These uses are inconsistent with the intent of the Medium Density Residential land use designation of General Plan</p> |
| <p>Increase minimum lot sizes and widths</p> | <p>Promote development consistent with purpose of District</p> |
| <p>Add rear yard setback and lot coverage standards</p> | <p>Current Code does not include these standards</p> |
| <p>R-3 District</p> | |
| <p>Delete one-family dwellings, duplexes and second dwelling units as allowable uses</p> | <p>These uses are inconsistent with the General Plan High Density Residential land use designation and the intent of the district</p> |
| <p>Reclassify multi-family dwellings from conditionally-permitted to permitted use</p> | <p>Provide conformance with the High Density Residential land use designation of the General Plan, the intent of the district and Housing Element Action H-1.2/A4</p> |
| <p>Add convalescent and congregate care facilities as conditionally-permitted uses</p> | <p>Implementation of Housing Element Action H-2.1/A2</p> |
| <p>Delete references to numbers of units in supportive and transitional housing projects</p> | <p>Provide conformance with state law</p> |
| <p>Add side yard setback standard that relates to height of building (instead of 5 feet, regardless of building height)</p> | <p>Increase setback for taller buildings</p> |
| <p>Delete parking lots as a conditionally-permitted use within 500 feet of a DC or CC District</p> | <p>Conserve properties for residential use</p> |
| <p>Increase minimum lot area, lot width and lot</p> | <p>Ensure that density allowed by the High Density</p> |

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| depth standards | Residential land use designation of the General Plan is achievable (Housing Element Action H-1.2/A2); reflect existing lot sizes in district |
| Add usable open space requirement for multi-family development | Provide opportunities for recreation and gathering |

*Except in the RR-H District, which requires a use permit