



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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### R-3 APARTMENT ZONING DISTRICT

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#### Zoning Ordinance Excerpt – Chapter 16.20

##### Sections:

- 16.20.010 Permitted uses.
- 16.20.020 Conditional uses.
- 16.20.030 Development regulations.
- 16.20.040 Mitigation monitoring

##### **16.20.010 Permitted uses.**

The following uses are permitted in the R-3 (Apartment) district:

- (1) Single-family dwellings;
- (2) Duplexes;
- (3) Three or more units on lots 10,000 square feet or more;
- (4) Accessory buildings.

##### **16.20.020 Conditional Uses.**

Conditional uses allowed in the R-3 district, subject to obtaining a use permit or, in the case of home occupations, a home occupation permit, are as follows:

- (1) Three or more dwelling units on lots less than 10,000 square feet;
- (2) Public utilities in accordance with Chapter 16.76;
- (3) Private schools and churches in accordance with Chapter 16.78;
- (4) Child day care centers in accordance with Chapter 16.78;
- (5) Home occupations in accordance with Section 16.04.340;
- (6) Foster homes;
- (7) Boardinghouses;
- (8) Convalescent homes;
- (9) Senior day care facilities.

##### **16.20.030 Development regulations.**

Development regulations are as follows in the R-3 district:

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**Table 1**

		<b>All R-3 zoned Properties Except for Lots 10,000 sq. ft. or More in the Area Around the El Camino Real/Downtown Specific Plan Area</b>	<b>Lot Area of 10,000 sq. ft. or More for Property Around the El Camino Real/Downtown Specific Plan Area<sup>1</sup></b>	
<b>Minimum Lot Area</b>		7,000 sq. ft.	10,000 sq. ft.	
<b>Minimum Lot Dimensions</b>		70 ft. wide by 100 ft. deep (lots < 10,000 sq. ft. in area) 80 ft. wide by 100 ft. deep (lots ≥ 10,000 sf. ft. in area)	80 ft. wide by 100 ft. deep	
<b>Land Area Required Per Dwelling Unit</b>		See Table 2 below	Minimum	3,333 sq. ft.
			Maximum	1,452 sq. ft.
<b>Minimum Yards</b>	<b>Front</b>	15% of lot width; min. 20 ft.	20 ft.	
	<b>Interior Side</b>	10 ft.	10 ft.	
	<b>Corner Side</b>	15 ft.	15 ft.	
	<b>Rear</b>	15% of lot width; min. 15 ft.	15 ft.	
	<b>Distance between main buildings on same lot</b>	1/2 sum of the height of the buildings, 20 ft. min.	N/A	
	<b>Distance between main buildings located on one property and adjacent property</b>	20 ft.	N/A	
<b>Maximum Floor Area Ratio</b>		45%	Floor area ratio shall decrease on an even gradient from 75% for 30 du/ac to 35% for 13.1 du/ac	
<b>Maximum Building Coverage</b>		30%	40%	
<b>Maximum Driveways and Open Parking Areas (Paving)<sup>2</sup></b>		20%	35%	
<b>Minimum Open Space (Landscaping)</b>		50%	25%	
<b>Height</b>		35 ft.	13.1 du/ac	35 ft.
			20 du/ac or greater	40 ft.
<b>Building Profile</b>		None	Starting at a height of 28 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property or public park.	
<b>Parking</b>		2 spaces per unit, one of which must be covered, and not located in a required front or side yard	2 or more bedrooms per unit	2 spaces
			Up to 1 bedroom per unit	1.5 spaces
			Each unit must have at least one covered space. Parking spaces cannot be located in the required front yard	

<sup>1</sup>For the purposes of Chapter 16.20.030, the area around the Downtown/El Camino Real is defined in three distinct areas as follows, and is only applicable to properties zoned R-3 that are 10,000 sq. Ft. Or more.

Area 1: Area bounded by University Avenue, Valparaiso Avenue, El Camino Real and Oak Grove Avenue.

Area 2: Area bounded by Arbor Road, Santa Cruz Avenue, El Camino Real and Middle Avenue.

Area 3: Area generally bounded by San Antonio Street and Alma Street, Encinal Avenue, Marcussen Drive and Ravenswood Avenue.

<sup>2</sup> Permeable pavers may count as 50 percent towards the paving requirement, except for on lots 10,000 sq. ft. or more located around the El Camino Real/Downtown Specific Plan Area.

**Table 2**

<b>TOTAL LOT AREA</b>	<b>LAND AREA REQUIRED PER DWELLING UNIT</b>
7,000 - 19,999 sq. ft.	3,333 sq. ft.
20,000 - 29,999 sq. ft.	3,100 sq. ft.
30,000 - 39,999 sq. ft.	2,900 sq. ft.
40,000 - 59,999 sq. ft.	2,700 sq. ft.
60,000 - 69,999 sq. ft.	2,600 sq. ft.
70,000 - 79,999 sq. ft.	2,500 sq. ft.
80,000 - 89,999 sq. ft.	2,400 sq. ft.
90,000 sq. ft. or more	2,350 sq. ft.

- (1) Notwithstanding the provisions of Table 1 herein, any given lot in excess of five thousand square feet in area shall be permitted a minimum of two units;
- (2) Any development containing twenty or more units, or encompassing one acre or more, may be expected to include a quantity of moderate and/or low cost units, ranging from five percent to twenty percent of the total units, depending on the specific development;
- (3) In the case of conditional uses, additional regulations may be required by the planning commission.

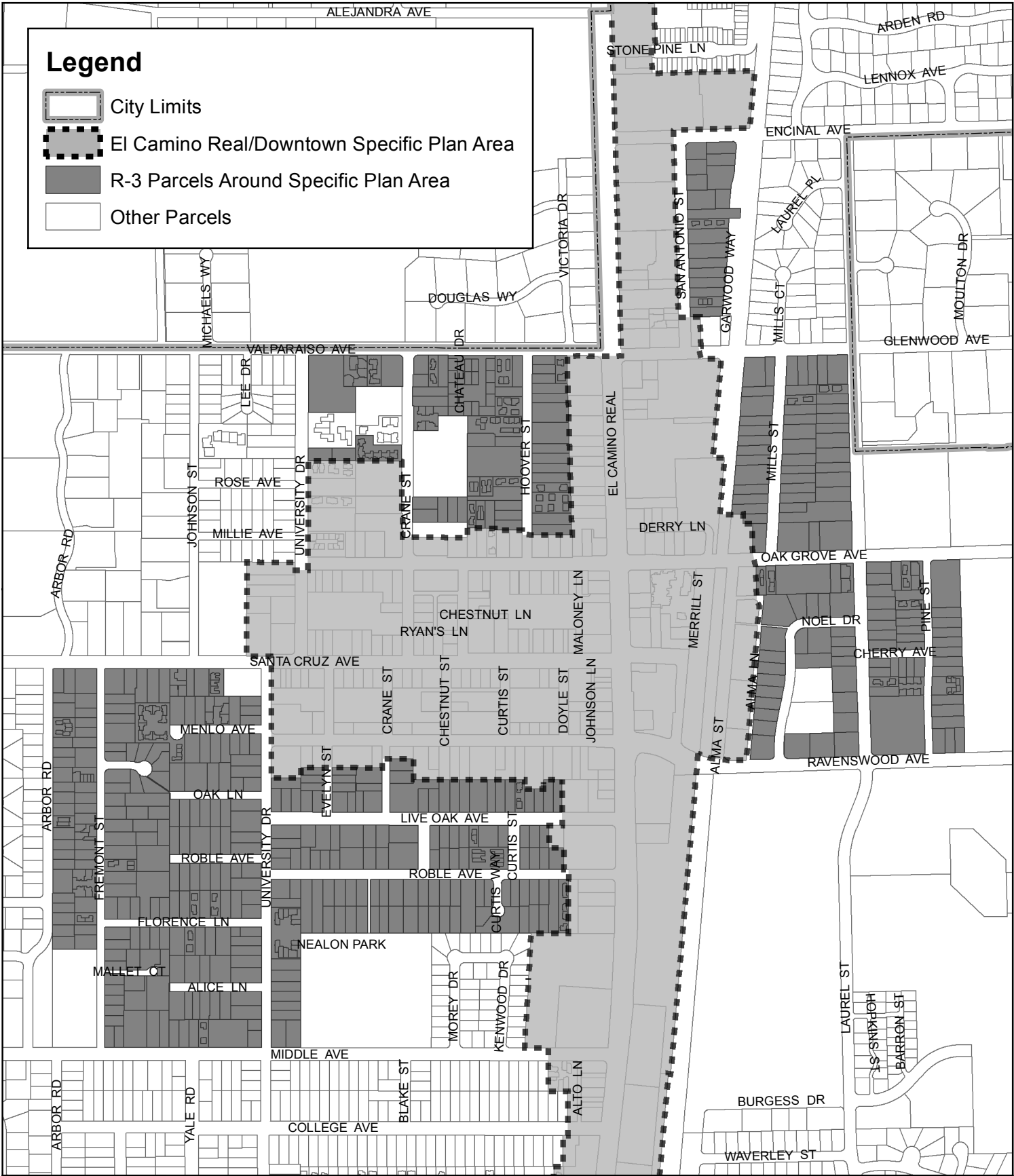
**16.20.040 Mitigation Monitoring.**

All development on lots 10,000 square feet or more and located within the identified areas around the El Camino Real/Downtown Specific Plan area shall comply, at a minimum, with the Mitigation Monitoring and Report Program (MMRP) established through Resolution No. 6149 associated with the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment prepared for the Housing Element adopted on May 21, 2013.





See also: R-3-A (Garden Apartment Residential District), Chapter 16.24  
R-3-C (Apartment-Office District), Chapter 16.26

**ATTACHMENT**

- R-3 Parcels Around the El Camino Real/Downtown Specific Plan Area Map



**Legend**

-  City Limits
-  El Camino Real/Downtown Specific Plan Area
-  R-3 Parcels Around Specific Plan Area
-  Other Parcels



**R-3 PARCELS AROUND THE  
EL CAMINO REAL/DOWNTOWN  
SPECIFIC PLAN AREA**

