

**TABLE 17.07.020: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS***P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter 17.39, Coastal Development Permits*

<i>Land Use Classification</i>	<i>RL</i>	<i>RS</i>	<i>RM</i>	<i>RH</i>	<i>Additional Regulations</i>
<b>Residential Uses</b>					
Residential Housing Types	See subclassification below				
<i>Single-Unit Dwelling, Detached</i>	P	P	P	M(1)	
<i>Single-Unit Dwelling, Attached</i>	-	P	P	P	
<i>Two-Unit Dwelling</i>	P	P	P	P	
<i>Multi-Unit Residential</i>	-	-	P	P	
<i>Accessory Dwelling Unit</i>	P	P	P	P	See §17.30.040, Accessory Dwelling Units
Employee Housing	See Section 17.30.110, Employee Housing (for farmworkers)				
Family Day Care	See subclassifications below				
<i>Small</i>	P	P	P	P	
<i>Large</i>	P	P	P	P	Must be located 300 feet from any other Large Family Day Care
Group Residential	-	-	C	C	
Mobile Home Park	-	-	C (2)	C (2)	
Residential Care Facilities	See subclassifications below				
<i>Small</i>	P	P	P	P	
<i>Large</i>	-	-	M	M	
Residential Facility, Assisted Living	-	-	M	M	
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.				
Transitional Housing					
<b>Public/Semi Public Uses</b>					
Day Care Centers	-	-	C	C	See §17.30.080, Day Care
Park and Recreation Facilities	M	M	M	M	
Parking Lots and Structures	-	-	-	C	
Schools	C	C	C	C	
Social Service Facilities	-	-	M	M	

**TABLE 17.07.020: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS***P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed**Note: A Coastal Development Permit may be required, See Chapter 17.39, Coastal Development Permits*

<i>Land Use Classification</i>	<i>RL</i>	<i>RS</i>	<i>RM</i>	<i>RH</i>	<i>Additional Regulations</i>
<b>Commercial Uses</b>					
Agriculture	P	-	-	-	See §17.30.060, Animal Keeping for livestock density limits
Farmer’s Markets	C	C	C	C	See §17.30.120, Farmer’s markets
Lodging	See subclassification below				
<i>Short-term Vacation Rental</i>	See §17.30.220, Short-term Vacation Rentals (IP)				
Offices	-	-	-	C	
<b>Transportation, Communication, and Utility Uses</b>					
Public Works and Utilities	C	C	C	C	
Telecommunication Facilities	See Section §17.30.250, Telecommunication Facilities				
<b>Urban Agriculture Uses</b>					
Community Garden	P	P	P	P	See §17.30.270, Urban Agriculture
Market Garden, less than one acre	P	P	P	P	See §17.30.270, Urban Agriculture
Market Garden, one acre or more	M	C	C	C	See v17.30.270, Urban Agriculture
Private Garden	P	P	P	P	See §17.30.270, Urban Agriculture
<b>Other Uses</b>					
Accessory Uses and Structures	See Section 17.23.020, Accessory Structures, and Section 17.30.030, Accessory Uses				
Animal Keeping	See Section 17.30.060, Animal Keeping				
Home Occupations	See Section 17.30.130, Home Occupations				
Nonconforming Use	See Chapter 17.26, Nonconforming Uses, Structures, and Lots				
Recharging Station	See Section 17.30.200, Recharging Stations				
Renewable Energy Systems	See Section 17.30.240, Renewable Energy Systems				
Temporary Use	See Section 17.30.260, Temporary Uses				
<b>Specific Limitations:</b>					
1. Allowed only where site characteristics, such as size or topography, preclude multi-unit development.					
2. Limited to sites with a minimum of three acres					

**TABLE 17.07.030.B: DEVELOPMENT STANDARDS -RL, RM, AND RH, DISTRICTS (IP)**

<i>Standard</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>	<i>Additional Information</i>
<b>Lot and Density Standards</b>				
Minimum Density (units/acre)	0	7.1	15.1	
Maximum Density (unit/acre)	4; or as allowed for SB9 related development pursuant to 17.07.030.A	15	27	
Maximum Lot Coverage (% of lot)	45	50	60	See §17.02.030.H, Determining Lot Coverage
<b>Building Form and Location Standards</b>				
Maximum Building Height (ft)	25	25	30	See §17.23.070, Heights and Height Exceptions
Maximum Wall Height (ft)	30	n/a	n/a	
Minimum Setbacks (ft)	For attached single-unit dwellings, required setbacks apply to the ends of rows of the dwellings			
<i>Front</i>	20	Lots 2,500 sf or less: 10; Lots 2,501 to 4,300 sf: 15; Lots 4,301 sf or greater: 15 on West St, otherwise 20	15	See §17.02.030J, Determining Setbacks (Yards), and §17.23.050, Encroachments into Required Setbacks See §17.27.100.F, Driveway Length and Accessibility
<i>Interior Side</i>	10	10% of lot width, min 3, max 5	5	See §17.02.030.J, Determining Setbacks (Yards), and §17.23.050, Encroachments into Required Setbacks
<i>Corner Side</i>	10	20% of lot width, min 5, max 10	20% of lot width, min 5, max 10	See §17.02.030.J, Determining Setbacks (Yards), and §17.23.050, Encroachments into Required Setbacks See §17.27.100.F, Driveway Length and Accessibility
<i>Rear</i>	20	5	5, 20 when abutting and RL District	See §17.02.030.J, Determining Setbacks (Yards), and §17.23.050, Encroachments into Required Setbacks
<b>Landscaping and Open Space Standards</b>				
Minimum Landscaping (% of lot)	35	n/a	n/a	See Chapter 17.25, Landscaping
Minimum Open Space (sq ft per residential unit)	n/a	Studio: 50 1-bedroom: 100 2 or more bedrooms: 150		See §17.23.100, Open Space A minimum of 50 square feet of private open space shall be provided per unit