

**17.07.030 Development standards (IP).**

Table 17.07.030 A, Development Standards—RS districts, and Table 17.07.030 B, Development Standards—RL, RM, and RH districts, prescribe the development standards for residential districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this code. Additional development standards are specified following the tables below.

<b>TABLE 17.07.030 A: DEVELOPMENT STANDARDS—RS DISTRICTS</b>					
<i>Standard</i>	<i>RS-A</i>			<i>RS-B</i>	<i>Additional Information</i>
	<i>Lot Size (square feet)</i>				
	<i>2,500 sq ft or less</i>	<i>2,501 to 4,300 sq ft</i>	<i>4,301 sq ft and greater</i>		
<b>Lot and Density Standards</b>					
Minimum Density (units/acre)	4.1				
Maximum Density (units/acre)	7.0; or as allowed for SB 9 related development pursuant to 17.07.030 A				
Maximum Lot Coverage (% of lot)	50	50	45	50	See Section 17.02.030 H, Determining Lot Coverage
<b>Building Form and Location Standards</b>					
Maximum Building Height (ft)	25	25	25 For parcels west of Highway 1 and north of No Name Creek, no portion of any structure except vents and chimneys may extend above the 50 foot elevation above sea level	14; 17 if roof pitch is 4:12 or greater	See Section 17.02.030.C, Measuring Height and Section 17.23.070, Heights and Height Exceptions
Maximum Number of Stories	n/a	n/a	n/a	1	See Section 17.02.030 C.2, Measuring the Number of Stories

Maximum Building Wall Height (ft)	30	30	30	n/a	
Minimum Setbacks (ft)					
<i>Front</i>	10	15	20	15	See Section 17.02.030 J, Determining Setbacks (Yards), <a href="#">Section 17.23.140, Sloping Lots</a> , Section 17.23.050, Encroachments into Required Setbacks, and Section 17.27.100 F, Driveway Length and Accessibility
<i>Interior Side</i>	3	10% of lot width, max 5	5	5	
<i>Corner Side</i>	6	20% of lot width, max 10	10	15	
<i>Rear</i>	5	5	10	5	See Section 17.23.050, Encroachments into Required Setbacks

TABLE 17.07.030 B: DEVELOPMENT STANDARDS—RL, RM, AND RH DISTRICTS				
<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 (units/acre)	4; or as allowed for SB 9 related development pursuant to 17.07.030 A	15	27	
Maximum Lot Coverage (% of lot)	45	50	60	See Section 17.02.030 H, Determining Lot Coverage

<b>Building Form and Location Standards</b>				
Maximum Building Height (ft)	25	25	30	See Section 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 Section 17.02.030 J, Determining Setbacks (Yards), and Section 17.23.050, Encroachments into Required Setbacks See Section 17.27.100 F, Driveway Length and Accessibility
<i>Interior Side</i>	10	10% of lot width, min 3, max 5	5	See Section 17.02.030 J, Determining Setbacks (Yards), and Section 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 Section 17.02.030 J, Determining Setbacks (Yards), and Section 17.23.050, Encroachments into Required Setbacks See Section 17.27.100 F, Driveway Length and Accessibility

<i>Rear</i>	20	5	5, 20 when abutting an RL District	See Section 17.02.030 J, Determining Setbacks (Yards), and Section 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 Section 17.23.100, Open Space A minimum of 50 square feet of private open space shall be provided per unit.	

**Additional Development Standards.**

- A. **Senate Bill (SB) 9 Related Development.** In the RS and RL districts, two dwelling units are allowed per lot if the following standards are met:
1. The proposed development shall not be located in any of the following areas:
    - a. Prime farmland or farmland of statewide importance.
    - b. Wetlands.
    - c. High or very high fire hazard severity zone.
    - d. Hazardous waste site.
    - e. Within a delineated earthquake fault zone.
    - f. Within a special flood hazard area/subject to a letter of map revision.
    - g. Within regulatory floodway.
    - h. Lands identified for conservation in an adopted natural community conservation plan.
    - i. Habitat for protected species.
    - j. Lands under conservation easement.
    - k. Within a historic district or property included on the state historic resources inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

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2. The proposed development shall not require demolition or alteration of any of the following types of housing:
    - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
    - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
    - c. Housing that has been occupied by a tenant in the last three years.
  3. The proposed development shall not be located on a lot on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within fifteen years before the date that the development proponent submits an application.
  4. The proposed development shall not involve the demolition of more than twenty-five percent of the existing exterior structural walls.
  5. A maximum of two residential units are allowed per lot, inclusive of accessory dwelling units and junior accessory dwelling units.
  6. Each unit constructed pursuant to this subsection shall comply with all provisions of the base, overlay, or specific plan district, except as modified by this section.
    - a. *Interior Side and Rear Setbacks.* A minimum four foot side and rear setback is required; however no setback is required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
    - b. *Parking.* A minimum of one space per unit shall be provided unless:
      - i. The lot is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.
      - ii. There is a car share vehicle located within one block of the lot.
    - c. *Rental Limitations.* Rental terms shall be a minimum of thirty consecutive days.
  7. If located in the coastal zone, the project must also be found consistent with all applicable provisions of the LCP, including those specified in Section 17.14.040 B.

(Ord. No. 662, § 2, 12-13-23)

### **17.23.140 Sloping lots (IP).**

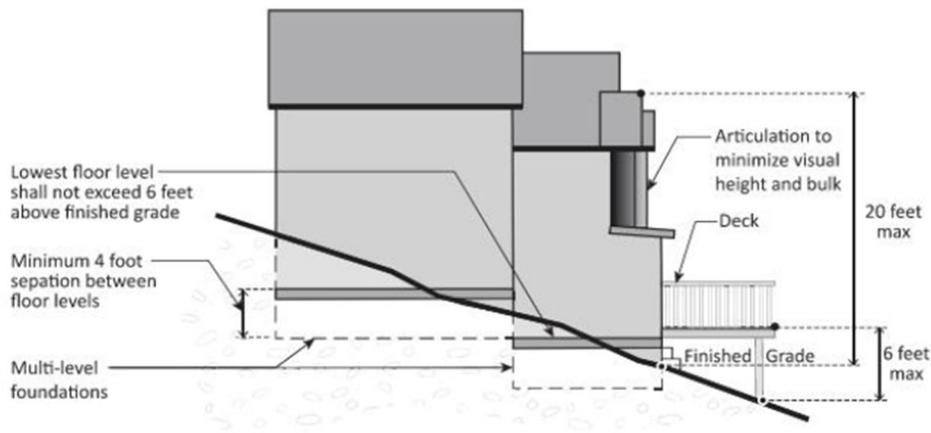
The following standards apply to development on lots with an average slope of fifteen percent or greater prior to grading.

- A. **Downhill Facing Building Elevation.** The building elevation facing the downslope shall have a maximum height of twenty feet from finished grade with sufficient articulation from that building face to the next highest story to minimize the visual height and bulk as viewed from the lowest finished grade.
- B. **Articulation.** The apparent size of exterior wall surfaces visible from off the site shall be minimized through the use of bays, recesses, setbacks, overhangs, landscaping, and/or other means of horizontal and vertical articulation to create changing shadow lines and break up massive forms.

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(Supp. No. 25)

- C. **Foundation Design.** The use of multi-level foundations (floor levels separated by a minimum of four feet) shall be the standard design for residential structures unless an alternative design, with less grading, is approved through the design review process as more appropriate for the site.
- D. **Underfloors.** Areas between the lowest floor and finished grade shall not exceed six feet in height.
- E. **Decks.** No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks shall be integrated into the architecture of the structure, and not appear as an add-on to the primary building mass.
- F. **Sloping Lot Adjustment.** Notwithstanding any other requirements in this title, in cases where the elevation of the front half of the lot at a point fifty feet from the centerline of the public right-of-way is seven feet above or below the grade of said centerline, a private garage, attached or detached, may be built to within five feet of the front line of the lot, provided that the garage has an automatic rolling type garage door opener. For lots located below street grade only, the garage roof portion of the structure may be permitted to extend ten feet above the street grade at the garage location unless the height of the residence is allowed to be constructed taller in which case the garage may be permitted to be constructed to the height of the rest of the residence.



**FIGURE 17.23.140: SLOPING LOTS**

(Ord. No. 662, § 2, 12-13-23)