

**Table 18.16.020: Allowed Uses and Permit Requirements for the Residential Zone Districts**

Land Use	Zone District				Specific Use Criteria
	R-1	R-2	R-3	R-4	
<b>Residential Uses</b>					
Single-family residence	P	P	P	P	
Two-family residence (attached or detached)	<u>P</u>	P	P	P	
Halfplex	<u>P</u>	P	P	P	
Multiple-family residences			P	P	In the R-3 district: Not to exceed 4 attached or detached residences per lot.
Condominium	p <sup>1</sup>	p <sup>1</sup>	P	P	
Manufactured home park		U	U	U	
<u>Second-residence Accessory Dwelling Units</u>	<del>ZC</del> <u>P</u>	<del>ZC</del> <u>P</u>	<del>ZC</del> <u>P</u>	<del>ZC</del> <u>P</u>	Chap. <a href="#">18.90</a>
Stock cooperative residences			P	P	
Boarding house			P	P	Not to exceed 10 boarders in addition to the main family.
Emergency shelter			U	<del>UP</del>	Sec. <a href="#">18.96.060</a>
Residential density bonuses	P	P	P	P	Chap. <a href="#">18.97</a>
Renting of rooms	P	P	P	P	Sec. <a href="#">18.84.050(a)</a>
<b>Residential Accessory Uses</b>					
Residential care home—small	P	P	P	P	
Residential care home—large	U	U	U	U	

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<a href="#">Community Care Facilities</a>			<u>P</u>	<u>P</u>	
Home occupation	ZC	ZC	ZC	ZC	Chap. <a href="#">18.93</a>
Day care home (small)	P	P	P	P	
Day care home (large)	U	U	P	P	
<a href="#">Transitional and Supportive Housing and Low Barrier Navigation Centers<sup>3</sup></a>			<u>P</u>	<u>P</u>	
Residential accessory structure	P	P	P	P	Sec. <a href="#">18.96.010</a>
Keeping of animals	P	P	P	P	Sec. <a href="#">18.84.050</a> (e)
Swimming pool/spa	P	P	P	P	Sec. <a href="#">18.84.070</a> (f)
Garage/yard sales	P	P	P	P	Not to exceed 3 days, nor more than twice per year.
Guest house	P	P	P	P	
Patio cover	P	P	P	P	Sec. <a href="#">18.84.070</a> (i)
<b>Nonresidential Uses</b>					
Agriculture	P	P	P	P	
Bed and breakfast inn	U	U	MU	MU	
Religious facility	U	U	U	U	
Day care center	U	U	P	P	
Golf course/country club, health club	U	U	U	U	
Parking for off-site use	U	U	U	U	

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Land Use	Zone District				Specific Use Criteria
	R-1	R-2	R-3	R-4	
Professional offices			U	U	
Hospital				U	
Mortuary				U	
Parks	P	P	P	P	
Public buildings and facilities	U	U	P	P	
Cemetery	U	U	U	U	
Senior congregate care facility			P	P	
Skilled nursing/intermediate care facility			U	U	
Model home	P	P	P	P	
Clubs and lodges			U	U	
Offices			U	U	
Wireless telecommunications facility	P, U	P, U	P, U	P, U	Chap. <a href="#">18.95</a>
Hotel, motel				U	

~~<sup>1</sup>One halfplex only per lot.~~

<sup>2</sup> Employee housing (up to six persons), supportive housing, transitional housing, mobilehomes on permanent foundations, and mobile home parks (including condominium and cooperative parks) are allowed and subject only to those restrictions and development standards that apply to other residential dwellings of the same type and number in the same zone.

<sup>3</sup>A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if it meets the following requirements:

A. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

B. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

C. Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

D. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

~~(Ord. 1372 §§ 2(A), 2(E), 2(H), 2015; Ord. 1365 § 4 (part), 2014).~~

~~**18.16.030 R-1 zone district development standards.**~~

**18.16.030**

**18.16.030 R-1 zone district development standards.**

**Table 18.16.030: R-1 Zone District Development Standards**

<b>Minimum lot size</b>	6,000 square feet; 7,000 square feet for corner lots.  Except as provided in Sec. <a href="#">18.84.100</a> .  Other exception: Pre-existing lots that are substandard in size are building sites provided other standards are met or a variance is approved.
<b>Minimum lot width</b>	60 feet; 70 feet for corner lots. Cul-de-sac lots may be 40 feet if the width is at least 50 feet at the rear of the front yard. Except as provided in Sec. <a href="#">18.84.100</a> .
<b>Maximum percentage lot coverage (includes residence(s) and garage)</b>	45% for single story and 40% for two stories. Includes residence(s) and garage.
<b>Minimum yards</b>	Front yard: 20 feet.  Interior side yard: 5 feet.

	<p>Street side yard: 15 feet.</p> <p>Rear yard: 15 feet.</p> <p>Setback from levee: 10 feet.</p> <p>Other criteria and exceptions are provided in Section <a href="#">18.84.070</a>, Yards and fences.</p>
<b>Maximum building height</b>	<p>2.5 stories, not to exceed 35 feet.</p> <p>Other criteria and exceptions are provided in Sec. <a href="#">18.84.080</a>.</p>
<b>Fences and walls</b>	See Sec. <a href="#">18.84.070</a> (e).
<b>Off-street parking and loading</b>	See Chap. <a href="#">18.60</a> .
<b>Required landscaping</b>	<p>Single-family homes: None.</p> <p>All other uses: See Sec. <a href="#">18.86.030</a>.</p>
<b>Signs</b>	See Chap. <a href="#">18.64</a> .
<b>Public improvements</b>	See Chap. <a href="#">11.04</a> .

(Ord. 1437 § 1, 2022; Ord. 1365 § 4 (part), 2014).

**18.16.040 R-2 zone district development standards.**

**Table 18.16.040: R-2 Zone District Development Standards**

<b>Minimum lot size</b>	<p>6,000 square feet; 7,000 square feet for corner lots.</p> <p>Except as provided in Sec. <a href="#">18.84.100</a>.</p> <p>Other exception: Pre-existing lots that are substandard in size are building sites provided other standards are met or a variance is approved.</p>
<b>Minimum lot width</b>	60 feet; 70 feet for corner lots. Cul-de-sac lots may be 40 feet if the width is at least 50 feet at the rear of the front yard.
<b>Maximum percentage lot coverage (includes residence(s) and garage(s))</b>	50% including residence(s) and garage.
<b>Minimum yards</b>	Front yard: 20 feet.

	<p>Interior side yard: 5 feet.</p> <p>Street side yard: 15 feet.</p> <p>Rear yard: 15 feet.</p> <p>Setback from levee: 10 feet.</p> <p>Other criteria and exceptions are provided in Section <a href="#">18.84.070</a>, Yards and fences.</p>
<b>Maximum building height</b>	<p>2.5 stories, not to exceed 35 feet.</p> <p>Other criteria and exceptions are provided in Sec. <a href="#">18.84.080</a>.</p>
<b>Fences and walls</b>	See Sec. <a href="#">18.84.070</a> (e).
<b>Off-street parking and loading</b>	See Chap. <a href="#">18.60</a> .
<b>Required landscaping</b>	<p>Single-family homes: None.</p> <p>All other uses: See Sec. <a href="#">18.86.030</a>.</p>
<b>Signs</b>	See Chap. <a href="#">18.64</a> .

(Ord. 1437 § 1, 2022; Ord. 1365 § 4 (part), 2014).

**18.16.050 R-3 zone district development standards.**

**Table 18.16.050: R-3 Zone District Development Standards**

<b>Minimum and maximum density</b>	New development must be within the density range allowed by the appropriate general plan designation.
<b>Minimum lot size</b>	<p>6,000 square feet; 7,000 square feet for corner lots.</p> <p>Except as provided in Sec. <a href="#">18.84.100</a>.</p> <p>Other exception: Pre-existing lots that are substandard in size are building sites provided other standards are met or a variance is approved.</p>
<b>Minimum lot width</b>	60 feet; 70 feet for corner lots. Cul-de-sac lots may be 40 feet if the width is at least 50 feet at the rear of the front yard.
<b>Maximum percentage lot coverage (includes residences)</b>	55%.

<b>Minimum yards</b>	<p>Front yard: 20 feet.</p> <p>Interior side yard: 5 feet.</p> <p>Street side yard: 15 feet.</p> <p>Rear yard: 15 feet.</p> <p>Setback from levee: 10 feet.</p> <p>Other criteria and exceptions are provided in Section <a href="#">18.84.070</a>, Yards and fences.</p>
<b>Maximum building height</b>	<p>Within 25 feet of an R-1 or R-2 district: 2.5 stories not to exceed 30 feet.</p> <p>Greater than 25 feet from an R-1 district: 3 stories, not to exceed 40 feet.</p> <p>Other criteria and exceptions are provided in Sec. <a href="#">18.84.080</a>.</p>
<b>Minimum distance between buildings</b>	<p>Front to any side or rear: 20 feet.</p> <p>All others: 10 feet.</p>
<b>Open space/recreation areas<sup>1</sup></b>	100 square feet per residential unit.
<b>Walkways</b>	Walkways shall link residential units with recreational and other internal facilities as well as other residential units.
<b>Fences and walls</b>	See Sec. <a href="#">18.84.070</a> (e).
<b>Off-street parking and loading</b>	See Chap. <a href="#">18.60</a> .
<b>Required landscaping</b>	<p>Single-family homes: None.</p> <p>All other uses: See Sec. <a href="#">18.86.030</a>.</p>
<b>Signs</b>	See Chap. <a href="#">18.64</a> .
<b>Trash enclosures</b>	See Chap. <a href="#">18.61</a> .

<sup>1</sup>Open space/recreation criteria:

Areas that may be included are private or common patios, decks, balconies, recreation rooms, roof areas designed to accommodate a leisure activity, swimming pool/spa areas and other types of landscaped recreation or leisure areas.

Areas that do not qualify are front and street side yards, driveways and parking areas and associated landscaping, clothes drying areas, building entryways and walkways between buildings. To qualify as open space/recreation area the space must be a minimum of six feet by ten feet.

(Ord. 1437 § 1, 2022; Ord. 1365 § 4 (part), 2014).

**18.16.060 R-4 zone district development standards.**

**Table 18.16.060: R-4 Zone District Development Standards**

<b>Minimum and maximum density</b>	New development must be within the density range allowed by the appropriate general plan designation.
<b>Minimum lot size</b>	6,000 square feet; 7,000 square feet for corner lots.  Except as provided in Sec. <a href="#">18.84.100</a> .  Other exception: Pre-existing lots that are substandard in size are building sites provided other development standards are met or a variance is approved.
<b>Minimum lot width</b>	60 feet; 70 feet for corner lots. Cul-de-sac lots may be 40 feet if the width is at least 50 feet at the rear of the front yard.
<b>Maximum percentage lot coverage (includes residences)</b>	55%.
<b>Minimum yards</b>	Front yard: 20 feet. Interior side yard: 5 feet. Street side yard: 15 feet. Rear yard: 15 feet. Setback from levee: 10 feet. Other criteria and exceptions are provided in Section <a href="#">18.84.070</a> , Yards and fences.
<b>Maximum building height</b>	Within 25 feet of an R-1 or R-2 district: 2.5 stories not to exceed 30 feet. Greater than 25 feet from an R-1 district: 4 stories, not to exceed 50 feet. Other criteria and exceptions are provided in Sec. <a href="#">18.84.080</a> .
<b>Minimum distance between buildings</b>	Front to any side or rear: 20 feet.  All others: 10 feet.
<b>Open space/recreation areas<sup>1</sup></b>	100 square feet per residential unit.



<b>Walkways</b>	Walkways shall link residential units with recreational and other internal facilities as well as other residential units.
<b>Storage facilities, accessory buildings</b>	Cannot be located within required yard areas.
<b>Fences and walls</b>	See Sec. <a href="#">18.84.070(e)</a> .
<b>Off-street parking and loading</b>	See Chap. <a href="#">18.60</a> .
<b>Required landscaping</b>	Single-family homes: None. All other uses: See Sec. <a href="#">18.86.030</a> .
<b>Signs</b>	See Chap. <a href="#">18.64</a> .
<b>Trash enclosures</b>	See Chap. <a href="#">18.61</a> .

<sup>1</sup>Open space/recreation criteria:

Areas that may be included are private or common patios, decks, balconies, recreation rooms, roof areas designed to accommodate a leisure activity, swimming pool/spa areas and other types of landscaped recreation or leisure areas.

Areas that do not qualify are front and street side yards, driveways and parking areas and associated landscaping, clothes drying areas, building entryways, walkways between buildings. To qualify as open space/recreation area the space must be a minimum of six