

# ARTICLE V: BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS

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## **Chapter 19.100**

# ***Residential Zones (RA-5, RC, RR, RE, R-1-1/2 Acre, R-1-13000, R-1-10500, R-1-8500, R-1-7000, R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500, R-4)***

### **19.100.010 Purpose**

The purpose of this Chapter is to define allowable land uses and property development standards, including density of development, for all residential zones in order to produce healthy, safe, livable and attractive neighborhoods within the City of Riverside, consistent with the goals and policies of the City's General Plan. Fourteen residential zones are established to implement the residential land use designations of the General Plan. The purpose of each of the residential zones is as follows:

#### **A. Residential Agricultural Zone (RA-5)**

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area.

#### **B. Residential Conservation Zone (RC)**

The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

1. To preserve and enhance the beauty of the City's landscape;
2. To maximize the retention of the City's natural topographic features, including but not limited, to skyline profiles, ridgelines, ridge crests, hilltops, hillsides, slopes, arroyos, ravines, canyons, prominent trees and rock outcrops, view corridors, and scenic vistas through the careful selection and construction of building sites and building pads on said topographic features.
3. To assure that residential use of said topographic features will relate to the surrounding topography and will not be conspicuous and obtrusive because of the design and location of said residential use;
4. To reduce the scarring effects of excessive grading for building pads and cut and fill slopes;

5. To prevent the construction of slopes inadequately protected from erosion, deterioration or slippage; and
6. To conserve the City's natural topographic features.

C. Rural Residential Zone (RR)

The Rural Residential Zone (RR) is established to provide areas for single-family residences on large lots where flexible provisions apply pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats, sheep, and swine under Future Farmers of America-supervised and 4-H-supervised projects. These zones are established in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RR Zone to provide opportunities for persons whose lifestyles include the keeping of such animals in areas where such animal-keeping activities minimize impact to other residential properties.

D. Residential Estate Zone (RE) and R-1-½ Acre Zone

The Residential Estate Zone (RE) and R-1-½ Acre Zone are established to provide areas for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted.

E. Additional Single-family Residential Zones (R-1-13000, R-1-10500, R-1-8500 and R-1-7000)

Additional Single-family Residential Zones (R-1-½ acre, R-1-13000, R-1-10500, R-1-8500 and R-1-7000) are established to provide areas for single-family residences with a variety of lot sizes and housing choices.

F. Multiple-Family Residential Zones (R-3-4000, R-3-3000, R-3-2500, R-3-2000 and R-3-1500)

Medium High Density Residential Zones (R-3-4000 and R-3-3000) and High Density Residential Zones (R-3-2500, R-3-2000 and R-3-1500) are established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums.

G. Multiple-Family Residential Zone (R-4)

The Very High Density Residential Zone (R-4) is established to provide areas for higher density multiple family residences in areas of the City readily served by public transit and near commercial zones and other nonresidential areas that meet the everyday shopping, educational, health service and similar needs of residents.

### **19.100.030 Permitted Land Uses**

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Use Table) and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, uses requiring approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Zoning Administrator, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use.

### **19.100.040 Residential Development Standards**

Tables 19.100.040 A (Residential Development Standards: Single-Family Residential Zones) and 19.100.040 B (Residential Development Standards: Multiple-Family Residential Zones) establish the development standards applicable to all development within the residential zones.

Table 19.100.040 A

Residential Development Standards: Single-Family Residential Zones

Development Standards	Single-family Residential Zones									
	RA-5	RC <sup>12</sup>	RR	RE	R-1-½ acre	R-1-13000	R-1-10500	R-1-8500	R-1-7000	
Density - Maximum (dwelling units per gross acre) <sup>1, 11</sup>	0.20	0.50	2.1	1.0	2.0	3.4	4.1	5.1	6.2	
Lot Area – Minimum (Net)	5 acres <sup>2, 9, 14</sup>	Varies <sup>2, 14</sup>	20,000 sq. ft.	1 acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.	
Lot Width – Minimum	300 ft. <sup>2</sup>	130 ft. <sup>2, 12</sup>	100 ft. <sup>13, 14</sup>	130 ft. <sup>13, 14</sup>	125 ft. <sup>13, 14</sup>	100 ft. <sup>13, 14</sup>	90 ft. <sup>13, 14</sup>	80 ft. <sup>13, 14</sup>	60 ft. <sup>13, 14</sup>	
Lot Depth – Minimum	500 ft. <sup>2</sup>	100 ft. <sup>2, 12</sup>	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.	
Building Height <sup>10</sup> – Maximum	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	
Number of Stories – Maximum	2	1	2	2	2	2	2	2	2	
Lot Coverage – Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%	
Setbacks – Minimum <sup>8</sup>										
A. Front <sup>7</sup>	40 ft. <sup>2</sup>	30 ft. <sup>2, 6</sup>	30 ft.	30 ft.	30 ft. <sup>4</sup>	25 ft. <sup>4</sup>	25 ft. <sup>4</sup>	25 ft. <sup>4</sup>	20 ft. <sup>4</sup>	
B. Side <sup>5</sup>	20 ft. <sup>2</sup>	25 ft. <sup>2</sup>	20 ft.	25 ft.	20 ft. <sup>3</sup>	15 ft. <sup>3</sup>	10 ft. <sup>3</sup>	12.5 ft. <sup>3</sup>	10 ft. <sup>3</sup>	
C. Other side <sup>5</sup>	-	-	-	-	20 ft. <sup>3</sup>	15 ft. <sup>3</sup>	15 ft. <sup>3</sup>	7.5 ft. <sup>3</sup>	7.5 ft. <sup>3</sup>	
D. Street side <sup>5</sup>	20 ft. <sup>2</sup>	25 ft. <sup>2</sup>	20 ft.	25 ft.	-	-	-	-	-	
E. Rear <sup>5</sup>	25 ft. <sup>2</sup>	25 ft. <sup>2</sup>	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.	

**Table 19.100.040 A**  
**Notes:**

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to 5 feet.
4. Front Setback Exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).
5. Side and Rear Setback Exceptions: See Sections 19.100.060 C (Exceptions to Setback Requirements).
6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than fifty feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than 5 feet to any retaining wall exceeding 2 feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than 5 acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Also see 19.100.060 A (Additional Density). Project density may be greater in a Planned Residential Development.
12. See Section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.
14. See Section 18.210.030 N (2) a for exception to lot size on private streets if over 20,000 square feet.

Table 19.100.040 B

Residential Development Standards: Multiple-Family Residential Zones

Development Standard	Multi-Family Residential Zones						
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4	
Density- Maximum (dwelling units per gross acre)	10.9	14.5	17.4	21.8	29	40	
Lot Area per Parent Parcel - Minimum (Net)	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	
Lot Area per Dwelling Unit - Minimum (Net)	4,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.	
Lot Width - Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.	
Lot Depth - Minimum	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	150 ft.	
Building Height <sup>4</sup> - Maximum	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	30 ft. <sup>2</sup>	50 ft.	
Number of Stories - Maximum	2 <sup>5</sup>	2 <sup>5</sup>	2 <sup>5</sup>	2 <sup>5</sup>	2 <sup>5</sup>	4	
Setback - Minimum							
A. Front <sup>1,3</sup>	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.	
B. Interior Side <sup>1</sup>	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.	
C. Adjoining Side <sup>1</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
D. Rear <sup>1</sup>	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.	

**Table 19.100.040B**  
**Notes:**

1. Whenever a Height Overlay Zone (S) has been applied to allow a structure to exceed two stories in height, the front, side and rear yards shall be increased by 2 ½ feet for each story in excess of two stories, except as otherwise stated in this footnote. No building or building portion of two stories or higher may be located within 50 feet of any side or rear property line that abuts property in an RA, RC, RR, RE, or R-1 Zone; in such instance for each story in excess of two, the setback shall increase by 10-feet.
2. For a development of three acres or greater, up to 60 percent of the units may be in buildings up to three stories, 40-foot maximum height subject to Planning Commission approval.
3. 35-foot fully landscaped front yards are required along all arterial streets, 88-foot wide or greater as shown on the Circulation Map of the City's General Plan. This setback may be reduced to 25-feet for single-story multiple-family development along arterial streets.
4. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
5. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.

## **19.100.050 Additional Regulations for the RC Zone**

### **A. Lot Area**

1. The lot area requirements for land zoned RC varies based on average natural slope and the date the property was zoned RC, as set forth in this Section.
2. The lot area requirements for land zoned RC prior to May 15, 1979 shall be as follows:
  - a. Every lot shall have a minimum width at the building line of 130 feet and a minimum area of one-half acre; provided, however, that the average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.
  - b. Notwithstanding the provisions of subdivision 1 of this subsection, every lot or parcel located within the Hawarden Drive Special Design Area, generally between Anna Street and Alessandro Arroyo, shall have a minimum width at the building line of 130 feet and a minimum area of 2 acres; provided, however, that where a lot or parcel located within said area has less width or less area than herein required and was a legally created lot of record prior to June 16, 1977, such lot may be occupied by a single-family residential use if the lot has a minimum area of one-half acre.
3. The lot area requirements for land zoned RC on or after May 15, 1979 shall be as follows:
  - a. Every lot with an average natural slope of less than 15 percent shall have a minimum width at the building line of 130-feet and a minimum area of one-half acre.
  - b. Every lot with an average natural slope from 15 percent to 30 percent shall have a minimum width at the building line of 130-feet and a minimum area of 2 acres.
  - c. Every lot with an average natural slope over 30 percent shall have a minimum width at the building line of 200-feet and a minimum area of 5 acres.
  - d. The average lot size of the lots shown on any subdivision or parcel map shall be not less than 2 acres.

### **B. Nonconforming Lot Size – Dwelling Unit Permitted**

Notwithstanding the provisions of subdivision 3 of Section A above, individuals may construct one single-family dwelling on a lot existing as of May 15, 1979, of less than the

minimum lot size required by Section A-3 if such individuals occupy the residence after construction.

C. Average Natural Slope

For the purposes of this Section, “average natural slope” shall mean the average natural inclination of the ground surface of a lot or parcel expressed as a percent and as measured by the following formula:

$$S = \frac{0.002296 \times I \times L}{A}$$

where:

- S = average natural slope in percent
- I = natural contour interval in feet
- L = length of natural contours in feet
- A = acres of property (parcel of record existing on November 13, 1979)
- 0.002296 = Constant that converts square feet into acres and expresses slope percent.

The average natural slope shall be computed from photogrametric maps, grading permit plans and other data or evidence approved by the Public Works Department.

D. Grading

1. No grading permit shall be issued for any grading in the RC Zone until grading plans and, if required, special drawings showing grading and topography as viewed from critical locations within the neighborhood or community, have been submitted to and approved by the designated Approving or Appeal Authority as set forth in Table 19.650.020 (Approving and Appeal Authority).
2. The Approving and/or Appeal Authority shall consider the following items of particular concern in the review of grading proposals in the RC Zone. Conditions may be applied in the approval of grading plans so as to achieve these objectives pursuant to adopted standards included in the City’s Grading Ordinance (Title 17).
  - a. The maximum retention of vistas, natural plant communities and natural topographic features including ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons;
  - b. The avoidance of excessive building padding or terracing and cut and fill slopes to reduce the scarring effects of grading;
  - c. The encouragement of sensitive grading to ensure optimum treatment of natural hillside and arroyo features; and

- d. The encouragement of imaginative grading plans to soften the impact of grading on hillsides including rolled, sloping or split pads; rounded cut and fill slopes and post and beam construction techniques.

E. Design Review

1. No building permit shall be issued for any building or structure in the RC Zone until slope planting and irrigation plans and the drawings required by Chapter 19.710 (Design Review) have been submitted to and approved in accordance with the provisions of Chapter 19.710 (Design Review).
2. In addition to the standards established in the Zoning Code and in Chapter 19.710 (Design Review), the Design Review Approving or Appeal Authority shall consider the following items of particular concern in the RC Zone and shall approve the plans and drawings if all applicable standards are met:
  - a. The encouragement of unique site design to ensure optimum treatment of natural hillside and arroyo features and avoid inharmonious, incongruent, conspicuous and obtrusive development;
  - b. The reduction of the scarring effects of grading and the protection of slopes subject to erosion, deterioration or slippage, and fire by the use of appropriate slope planting, irrigation and maintenance; and
  - c. The encouragement of structures, that will relate spatially and architecturally with the environment and complement the natural land forms.
3. Conditions may be applied when the proposed development does not comply with applicable standards and shall be such as to bring such development into conformity or the plans and drawings may be disapproved and the Design Review Approving or Appeal Authority shall specify the standard or standards that are not met.
4. All cut and fill slopes exceeding 5-feet in height shall be suitably landscaped with plant materials and adequately irrigated in accordance with approved plans and maintained on completion of the grading operations. The applicant or developer shall be responsible for the maintenance of all slope planting and irrigation systems until such time as the properties are occupied or until a homeowner's association accepts the responsibility to maintain the landscaping in common areas.

F. Subdivisions

To assure compliance with the provisions of this Chapter and the Zoning Code where a Planned Development Permit is not required, there shall be submitted along with every tentative subdivision map and parcel map filed for approval in accordance with the provision of Title 18 (Subdivision Code) a preliminary grading plan showing at least one practical usable building site that can be developed in accordance with the provisions of this Chapter for each lot or parcel.

## **19.100.060 Additional Regulations for the RA-5, RE, RC, RR and R-1 Zones**

### **A. Additional Density**

In the RE, RC, RR and R-1 zones and where consistent with the applicable General Plan land use designation the typical project density may be increased according to the regulations set forth in the Planned Residential Development Permit (PRD) process (Chapter 19.780 – Planned Residential Development Permit).

### **B. Conversion of Existing Dwelling Unit to an Accessory Structure**

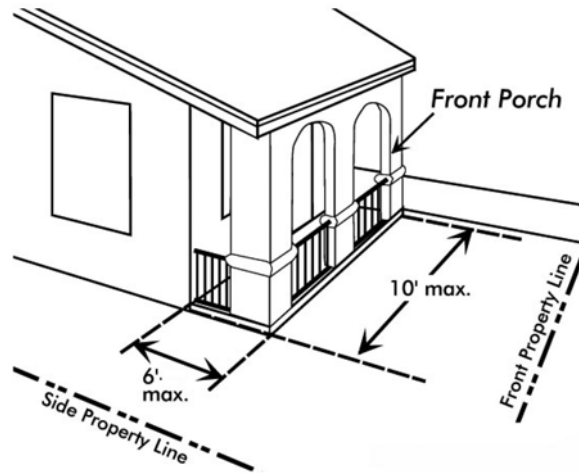
In the RE, RA-5, RR and R-1 zones, one entirely new single-family dwelling may be constructed upon a lot where there already exists not more than one single-family dwelling, provided that:

1. At the time of issuance of a building permit for the new dwelling, the property owner/applicant also obtains a building permit to make alterations to the existing dwelling as are required by the City to reduce the character of use of the existing dwelling to a lawful accessory building, or the owner/applicant obtains a building moving permit to remove the existing dwelling from the lot;
2. The owner of the lot executes and delivers to the City a written agreement in a form approved by the City to make the required alterations or to remove the existing dwelling concurrently with or immediately after the construction and completion of the new dwelling, together with a faithful performance surety bond or other security, in the form approved by the City and in the amount of 100 percent of the amount of the cost of such alterations or removal, as estimated by the City; and
3. The Building Official determines that the requirements of Section 19.100.040 (Residential Development Standards) and Building Code and Fire Prevention Code will be complied with.

### **C. Exceptions to Setback Requirements**

#### **1. Front Porches & Balconies**

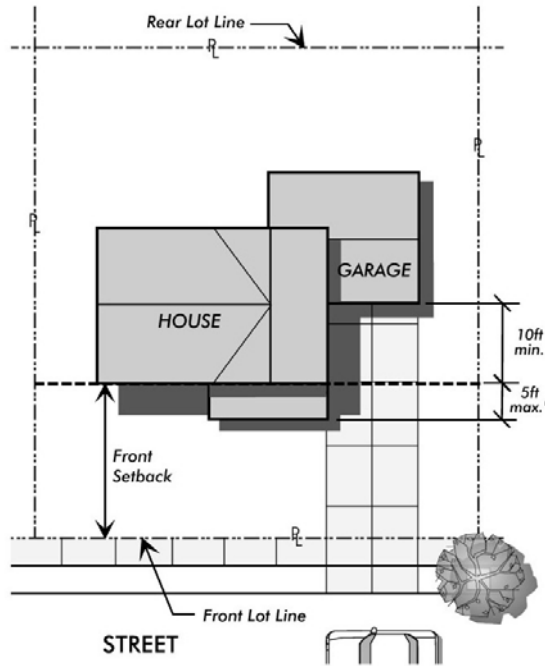
In the R-1 Zones, front porches that are open except for an overhead covering, have no habitable space above and have an average depth of eight-feet by a width of ten-feet, and second story balconies with no exterior access may encroach into the front setback up to a maximum of 6-feet.



19.100.060 C 1  
Front Porch

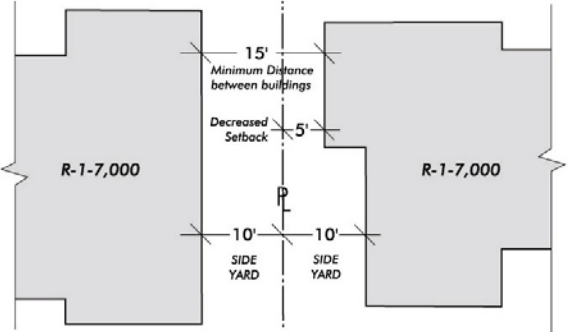
2. Flexible Yard Setbacks

- a. In the R-1 Zones, on local streets only, where the residential structure has the garage set back 10 or more feet from the required front yard setback, the habitable portion of the residential structure may extend into the front setback up to a maximum of 5-feet. This provision applies only to dwellings constructed subsequent to March 21, 2006.



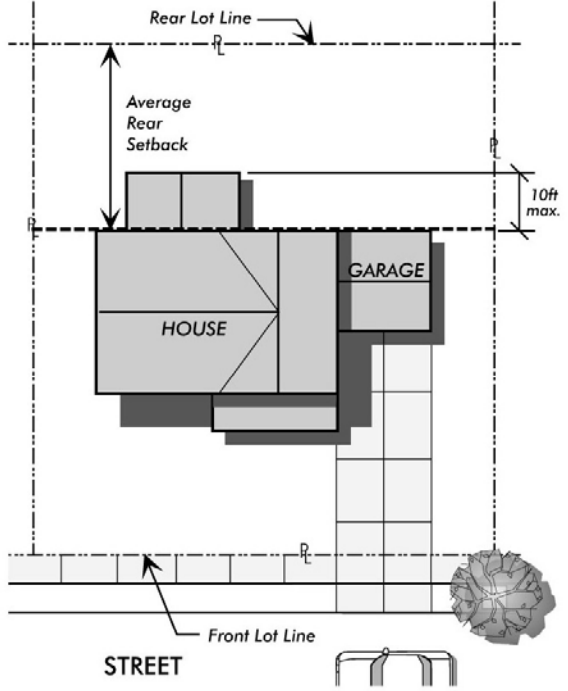
19.100.060 C 2 a  
Flexible Front Yard Setback

- b. In the R-1-7000 Zone the required interior side yard setback may be decreased to 5-feet, provided a minimum distance of 15-feet is maintained between any two adjacent dwelling units.



19.100.060 2 b  
Flexible Side Yard Setback

- c. In the R-1 Zones, portions of the dwelling may encroach up to 10-feet into the required rear yard setback provided the average setback of the underlying zone is maintained.



19.100.060 2 c  
Flexible Rear Yard Setback













