

**Comparison of Existing and Proposed Development Standards for the Urban Residential General Plan Classification**

Note: This document only highlights proposed development standards that represent significant changes or entirely new standards.

EXISTING				PROPOSED				NOTES
<b>1. Zoning Districts</b>								
R-50				RU-1				The three proposed zones are similar to the existing zones that correspond to the Urban Residential Classification.
R-60				RU-2				
R-70				RU-3				
<b>2. Permitted Density</b>								
R-50		Lots >10,000 sq. ft.: 1,500 sq. ft./ unit		RU-1 (R-50 “plus” higher density than R-50, but lower than R-60)		1,100 sq. ft./ unit		The density in RU-1 is between the density of the existing R-50 and R-60 zones to conform to the General Plan’s intent for greater density in this Classification. The density of RU-2 and RU-3 will remain equivalent to the density of existing corresponding zones.
R-60		800 sq. ft./ unit						
R-60		800 sq. ft./ unit		RU-2		800 sq. ft./ unit		
R-70		450 sq. ft./ unit		RU-3		450 sq. ft./ unit		
<b>3. Minimum Setbacks</b>								
	R-50	R-60	R-70		RU-1	RU-2	RU-3	<p><b>Additional Regulations:</b></p> <p>If the RU-3 interior side lot line abuts a side lot line of a lower density residential zone, a side setback is required as follows:</p> <ul style="list-style-type: none"> <li>▪ If the RU-3 lot abuts a Hillside Residential or Detached Unit zone, a side setback of 10 feet is required.</li> <li>▪ If the RU-3 lot abuts a Mixed Housing Type zone, a side setback of 5 feet is required.</li> </ul> <p>If the RU-3 lot abuts a side yard of a RU-1 or RU-2 lot, a side setback of 4 feet is required.</p> <p>An increased rear setback in RU-3 is intended to more effectively provide access to open space, light and air.</p>
Front	15’	10’	10’	Front	15’	10’	10’	
Side	4’	4’	0	Side	4’	4’	0	
Rear	15’	15’	10’	Rear	15’	15’	15’	
<b>4. Setbacks for Smaller Lots</b>								
Setbacks are currently the same for standard sized and sub-standard, smaller lots in the existing corresponding zones. The reduced setbacks will only need to apply in the RU-1 and RU-2 zones since RU-3 already has smaller setbacks.					< 4,000 sq. ft. or <40 feet wide	< 3,000 sq. ft. or < 35 feet wide	This proposal would apply similar standards to small lots in all Hillside Residential, Detached Unit Residential, Mixed Housing Type and Urban Residential zones. A reduced front setback is dependent on overall context: other houses on the same block must also have reduced front setbacks.	
				Front	10’	10’		
				Side	4’	3’		
				Rear	15’	15’		
<b>5. Group Open Space Per Unit When Private Open Space Substituted</b>								
R-50		75 sq. ft.		RU-1		50 sq. ft.		In RU-1, the proposed density maximum (between the density of the existing R-50 and R-60 zones), and resulting private open space sq. ft., is consistent with the General Plan’s intent for this Classification.
R-60		30 sq. ft.						
R-60		30 sq. ft.		RU-2		30 sq. ft.		
R-70		30 sq. ft.		RU-3		30 sq. ft.		

6. Height Regulations				
R-50	30'	RU-1	40'	<p>Additional Regulations:</p> <p>If a side lot line of a zone abuts Hillside, Detached or RM-1, RM-2 or RM-3, no building or other facility shall exceed 35 feet in height unless portion of building above 35' is setback as prescribed.</p> <p>If a rear lot line of a zone abuts Hillside, Detached or RM-1, RM-2 or RM-3, no building or other facility shall exceed 30 feet in height unless the portion of the building above 35' is setback as prescribed.</p> <p>In the RU-3 zone a building may exceed forty (40) feet in height if each portion above forty (40) feet is set back as prescribed (same as existing regulations).</p> <p>The height limit for the RU-1 zone is the same as that for the existing R-60 zone. However, no additional height would be allowed with a CUP as allowed currently. The RU-2 zone purposes a height limit of 50' by right. While it is taller than the height limit of the corresponding existing R-60 zone, additional (unlimited height) would no longer be allowed with a CUP as it is today. The RU-3 zone specifies a maximum height limit of 60'; no height limit exists in the corresponding existing R-70 zone.</p>
R-60	40' (taller upon the granting of a CUP)			
R-60	40' (taller upon the granting of a CUP)	RU-2	50'	
R-70	No existing height limit, step backs are required once a height exceeds a 40' base height to provide light and air access. (The only constraint to the overall height of a building is the lot size; there is no height limit.)	RU-3	60' (step backs are required once a height exceeds a 40' base height to provide light and air access)	