

GUIDE TO RESIDENTIAL ZONES



PLANNING DIVISION - DEPARTMENT OF DEVELOPMENT SERVICES

The City has eight (8) Residential Zones intended to provide for areas of single and multi-family homes on lots of various sizes:

- * Hillside/Limited (HL)
- * Low Density (R-1)
- * Low-Alternative (R-1A)
- * Low-Medium Density (R-2)
- * Medium Density (R-7)
- * Medium-High Density (R-14)
- * High Density (R-22)
- * Urban Residential (R-30)

Zoning Requirements

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Density Range (du/gross ac)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30
Minimum Lot Area (sq ft)-net	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none			
Minimum Lot Width/Depth	150 ¹ /150	100 ¹ /100	80 ¹ /100	60/90	none			
Minimum Flag Lot Frontage	20 feet				36 feet			
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
Max Height	35 feet (two stories)				35 feet (3 stories)	45 feet (4 stories)	55 feet (5 stories)	55 feet (5 stories)
Parking Requirements (off-street)	2 spaces in a garage (all single-family, detached homes)				<p>The following applies to multifamily, townhomes, duplexes, zero lot line, etc.</p> <p>Resident spaces:</p> <p><u>Studio & One-bedroom unit :</u> 1.5 spaces/unit, with 1/unit in a garage or carport</p> <p>R-30 zone: 1 space/ unit in garage or carport</p> <p><u>Two or more bedroom unit :</u> 2 spaces/unit, with 1/unit in a garage or carport</p> <p>plus, Guest Spaces:</p> <p>1 space /4 units R-30 Zone: 1 space / 10 units</p>			
Max. Area of all Enclosed Accessory Buildings	50% of size of primary residence pursuant to 13.10.050.A.1(f)				n/a			

¹ For lots located on cul-de-sacs and knuckles, see SMC Zoning Ordinance Table 13.10.040.A

Green Building

All new residential units shall meet or exceed California' Green Building Standards Tier 2 Voluntary Measures, and must provide photovoltaic systems, and electric vehicle charging stations.

Residential (R) Zones (continued)

Setbacks:

All Setbacks are measured in feet from the property line, not a street, sidewalk, or fence line.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Front¹	30'	20'	20'	20'	20'	10'	10'	10'
Exterior (street) Side	15'	15'	15'	10'	10'	10'	10'	10'
Interior Side	10'	10'	8'	5'	10'	10'	10'	10'-15' ²
Rear	25'	20'	20'	15'	10'	10'	10'	10'-15' ²

¹ Setbacks adjacent to Major, Prime or Collector roads may be greater (SMC Section 13.10.040.B).

² Fifteen foot setbacks required when abutting a single-family zone and the building exceeds 35' (two stories).

Accessory Building Setbacks:

	Front Yard	Side Yard	Exterior (Street) Side Yard	Rear Yard	Minimum Separation from Home	Height
Attached Accessory Bldgs. (carports, garages)	Equal to base zone setback	4'	Equal to base zone setback	4'	N/A	16'
Detached Accessory Bldgs. (covered patios, garages, sheds, etc.)	Equal to base zone setback	4'	Equal to base zone setback	4'	5'	16'
Paved Outdoor Recreation Courts (pools, tennis, etc.)	Equal to base zone setback	3'	Equal to base zone setback	3'	N/A	N/A

Fences:

	Front Yard	Side Yard	Rear Yard	Exterior (street) Side Yard
Maximum Fence/Wall Height	3 ½' or 6' if upper portion is open and non-view obscuring ¹	6'	6'	6'
Outdoor Recreation Court Fencing	N/A	12'	12'	12'

¹ If taller than 3 ½ feet, top portion must be 90% open and non-view obscuring for visibility, safe ingress and egress, and corner visibility clearance areas (on corner lots). (See 13.10.050.F)

This handout is intended to be a general summary of the Residential Zone regulations and is not all-inclusive. Please refer to Title 13- Zoning of the City's online Municipal Code at <http://qcode.us/codes/santee/> for the complete Zoning Ordinance.