

*hand out. 7/19/2006
to Ben Ali Community Association*

**Division II. Zoning Districts and
Land Use Regulations**

**Part I. Zoning Districts and
Land Use Regulations Generally**

Chapter 17.20

ZONING DISTRICTS

Sections:

17.20.010	Establish zones.
17.20.020	Overlay zones.
17.20.030	Special planning districts.

17.20.010 Establish zones.

The following zones are established. The boundaries of which are shown upon the maps made a part of this title and which are designated as the "official zoning maps."

RE—Rural Estates Zone. This is a very low density residential zone. It is intended to be applied primarily to areas impacted by high noise levels, within designated approach or clear zones around airports, within identified floodway and floodway fringe areas, and other areas where physical and/or safety considerations necessitate very low density residential use. This zoning district shall be designated as "RE" with the maximum permitted units per acre as a suffix (i.e., RE-1/4, RE-1/2, RE-1/1, RE-1.5).

R-1—Standard Single-Family Zone. This is a low density residential zone composed of single-family detached residences on lots a minimum of fifty-two (52) feet by one hundred (100) feet in size. A duplex or halfplex is allowed on a corner lot subject to compliance with specific restrictions. This zone may also include recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Such areas should be clearly defined and without encroachment by uses not performing a neighborhood function. Minimum lot dimensions are fifty-two (52) feet by one hundred (100) feet interior, sixty-two (62) feet by one hundred (100) feet corner. Approximate density for the R-1 zone is six to eight dwelling units per acre.

R-1A—Single-Family Alternative Zone. This is a low to-medium density residential zone intended to permit the establishment of single-family, individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from standard single-family. This zone is intended to accommodate alternative single-family designs which are determined to be compatible with standard single-family areas and which might include single-family attached or detached units, town-

houses, cluster housing, condominiums, cooperatives or other similar projects. Approximate density for the R-1A zone is ten (10) dwelling units per acre. Maximum density in this zone is fifteen (15) dwelling units per net acre.

R-1B—Single-Family or Two-Family Zone. This is a residential zone generally located inside the central city and in North Natomas which allows single-family units by right and two-family units subject to special permit approval. The lots are generally existing so there is no minimum lot size or density. However, lots smaller than forty (40) feet by eighty (80) feet generally present design restrictions. Approximate density for the R-1B zone is up to twelve (12) dwelling units per acre.

R-2—Two-Family Zone. This is a residential zone allowing two single-family attached or detached units under one ownership. This zone is intended to provide a low density buffer between single-family and more intense land uses. Minimum land area per unit is two thousand six hundred (2,600) square feet per unit for an interior lot and three thousand one hundred (3,100) square feet per unit for a corner lot. Maximum density for the R-2 zone is fourteen (14) to sixteen (16) dwelling units per acre.

R-2A—Multi-Family Zone. This is a multi-family residential zone designated to provide for garden apartments and cluster housing. This zone is regulated so that the structures cover a minimum of ground area and a maximum of open space is provided. Units can be individually owned through compliance with the condominium regulations in Chapter 17.192 of this title. Minimum land area per unit is two thousand five hundred (2,500) square feet. Maximum density for the R-2A zone is seventeen (17) dwelling units per acre.

R-2B—Multi-Family Zone. This is a multi-family residential zone. This zone offers broader density flexibility as a transition from the garden apartment setting to a more traditional apartment setting. Units can be individually owned through compliance with the condominium regulations in Chapter 17.192 of this title. Minimum land area per unit is two thousand (2,000) square feet. Maximum density for the R-2B zone is twenty-one (21) dwelling units per acre.

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand five hundred (1,500) square feet. Maximum density for the R-3 zone is twenty-nine (29) dwelling units per acre.

R-3A—Multi-Family Zone. This is a multi-family residential zone located in the central city and certain areas adjacent thereto. It is designed to provide development