

CHAPTER 30: ZONING

§ 30-7. RESIDENTIAL ZONES AND STANDARDS

Sections:

- § 30-7.1 Purpose.
- § 30-7.2 Uses.
- § 30-7.3 Development Standards.
- § 30-7.4 Special Regulations.

§ 30-7.1 PURPOSE

- a. **Residential Agriculture Zone (R-A).** This zone is intended to preserve the rural character of unique neighborhoods in Compton that historically have supported horse-keeping and urban-scale agricultural activities accessory to lower-density residential development. This zone permits single-unit homes on large lots and allows for the keeping of horses and small animals as specified in this chapter, as well as accessory structures such as barns, stables, corrals, and workshops, and small-scale agricultural uses, as specified in this chapter. Densities range from 1.0 to 4.0 dwelling units per acre. This zone implements the Low Density Residential General Plan land use designation.
- b. **Low-Density Residential Zone (R-L).** This zone is intended to accommodate traditional single-unit neighborhoods characterized by detached homes with private yards. This zone provides a suburban environment with opportunities for small-scale accessory dwelling units (ADUs) to enhance housing diversity. Densities range from 4.1 to 8.0 units per acre. This zone implements the Low Density Residential General Plan land use designation.
- c. **Medium Density Residential Zone (R-M).** This zone supports a mix of housing types to address diverse housing needs, including townhomes, duplexes, triplexes, and small multiple-unit developments. The zone promotes compact neighborhoods while maintaining a transition between low-density and high-density areas. Densities range from 8.1 to 25.0 units per acre. This zone implements the Medium Density Residential General Plan land use designation.
- d. **High-Density Residential Zone (R-H).** This zone is intended for urban-style housing developments such as larger apartment and condominiums projects. This zone maximizes land use efficiency in areas with robust transit and infrastructure, supporting vibrant, walkable communities. Densities range from 25.1 to 40 units per acre, enabling the creation of diverse and affordable housing options in urban centers or along major corridors. This zone implements the High Density Residential General Plan land use designation.

§ 30-7.2 USES

- a. **Principal Uses.** Table 30-7.2.1 lists the land uses for R-A, R-L, R-M, and R-H zoned lots, indicating the type of approval required subject to compliance with all provisions of this Section. Descriptions and definitions of the land uses are in § 30-3 Definitions. The specific use regulations and notes column in the table indicates a chapter or section where additional regulations may apply and/or provides additional information specific to that use type.
- b. **Accessory Uses.** Accessory uses are uses directly related but clearly subordinate to a permitted or conditionally permitted principal use, where such use is already established, or the principal and accessory uses are established jointly.
- c. **Use Not Listed.** Any use that is not listed or has not been determined by the Director to be similar to a listed use is prohibited in any residential zone.

Table 30-7.2.1: Residential Allowed Uses and Permit Requirements

“P”: Permitted Use “A”: Accessory Use		“C”: Use Permitted Subject to Conditional Use Permit “--”: Prohibited Use			
Uses	Residential Zones				Specific Use Regulations
	R-A	R-L	R-M	R-H	
RESIDENTIAL USES					
Dwelling Unit, Accessory (ADU)	P	P	P	P	See § 30-8
Dwelling Unit, Junior Accessory (JADU)	P	P	--	--	
Dwelling Unit, Single-Unit Detached	P	P	--	--	See § 30-11
Dwelling Unit, Single-Unit Attached	--	P	P	P	
Dwelling Unit, Multiple	--	--	P	P	
Employee Housing, Small	P	P	P	P	
Employee Housing, Large	P	C	P	P	Farmworker housing serving up to thirty-six (36) beds in group quarters or twelve (12) units in single-family or multifamily structures shall be considered an agricultural use and permitted in the same manner as other agricultural uses in the RA zone, pursuant to California Health and Safety Code §17021.6.
Home Occupation	A	A	A	A	See § 30-11.5
Live-Work Unit	--	--	--	--	
Manufactured Home	P	P	P	P	Note: placed on permanent foundation
Mobile Home Park	--	--	C	C	
Planned Residential Development	--	C	C	C	See § 30-18 (D)
Structure, Accessory	A	A	A	A	
Special Care Residential Uses					
Family Child Care Home	P	P	P	P	See § 30-7.4.1
Residential Care Facility, General	C	C	C	C	See § 30-7.4.5
Residential Care Facility, Limited	P	P	P	P	See § 30-7.4.5
Residential Care Facility, Assisted Living	--	--	--	C	
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Communal Housing, Boarding House and Single Room Occupancy (SRO)	--	--	--	C	See § 30-7.4.6
Emergency Shelter	--	--	--	--	See § 30-49
Low Barrier Navigation Center	--	--	P	P	See § 30-49

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Uses	Residential Zones				Specific Use Regulations
	R-A	R-L	R-M	R-H	
CANNIBUS (MARIJUANA) USES					
Marijuana Cultivation Indoors	A	A	A	A	Consistent with state law. See § 9-24.4
AGRICULTURAL AND ANIMAL USES					
Agricultural Uses					
Small-scale Agriculture: Private and commercial field crops, orchards, horticultural nurseries, and similar agricultural uses	P	--	--	--	
Support Structure: Barns, sheds, stables, workshops, greenhouse, chicken coops, animal pens or fencing	A	--	--	--	
Educational farm	C	--	--	--	
Animal Uses					
Household Pets: The keeping of up to 4 weaned dogs, 4 weaned cats, and their litters, provided the litters are no more than 4 months of age	P	P	P	P	No limit on small indoor household pets (fish, reptiles, amphibians, guinea pigs, hamsters, gerbils). Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals). Keeping of illegal or exotic pets prohibited by federal, state, or local laws is not allowed.
Poultry and Birds: Chickens (hens and roosters), ducks, geese, turkeys, quail, pigeons/doves (non-commercial), exotic birds (emus/ostrich, parrots, peacocks)	P	--	--	--	Limit of 6 roosters. For private use only; no commercial operations. Shall be maintained at least 35 feet from residential and commercial buildings and at least 10 feet from property lines.

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Uses	Residential Zones				Specific Use Regulations
	R-A	R-L	R-M	R-H	
					Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Small Mammals: Rabbits, guinea pigs, chinchilla (if agricultural, e.g., for breeding)	P	--	--	--	Private use only. Shall be maintained at least 35 feet from residential and commercial buildings and at least 10 feet from property lines. Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Large Livestock: Mules, donkeys, cattle (bull or cow), alpacas, llamas	P	--	--	--	One horse, bull, cow, or other adult livestock for each 2,500 square feet of parcel area, not to exceed a total of five. Limited to use by the unit occupying the property. Shall be maintained at least 50 feet from residential and commercial buildings and at least 10 feet from property lines. Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Small Livestock: Goats (dairy or pygmy), sheep, pot-bellied pigs, miniature pigs, full-size swine (hog), miniature cattle	P	--	--	--	Five sheep and/or five goats, with not more than five of each. Limited to use by the unit occupying the property. Shall be maintained at least 50 feet from residential and commercial buildings and at least 10 feet from property lines.

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Uses	Residential Zones				Specific Use Regulations
	R-A	R-L	R-M	R-H	
					Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Vermiculture system and composting system	P	--	--	--	Private use only. Not more than 19 beds, each not more than 4 feet by 8 per parcel of land. Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Beekeeping, private backyard	P	P	--	--	Private use only. 1 hive per 1,500 sf of lot area. Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Kennel, pet boarding	--	--	--	--	
Veterinarian clinic or hospital	--	--	--	--	
Equestrian Uses					
Keeping of horses and/or ponies for personal use or off-site commercial use	P	--	--	--	Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Rental of stable or stall space	A	--	--	--	Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Breeding for resale	P	--	--	--	Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
Commercial horse and pony operations	A	--	--	--	Shall comply with animal-keeping regulations in CMC Chapter 11 (Animals).
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES					
Assembly/Meeting Facilities, Public or Private	--	--	A	A	For residents only
Community Garden	P	P	P	P	
Government Facility	C	P	P	P	
Library	--	P	P	P	

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Uses	Residential Zones				Specific Use Regulations
	R-A	R-L	R-M	R-H	
Park	P	P	P	P	
Government Public Safety Facility	C	P	P	P	
Religious Institution	C	C	C	C	
School, Private	C	C	C	C	
Swimming pool	A	A	A	A	
UTILITY, TRANSPORTATION, AND COMMUNICATIONS					
Parking Facility	--	--	C	C	
Public Utilities Facility	C	C	C	C	
Wireless Telecommunication Facility	See § 30-46 (Personal Wireless Facilities Ordinance). Also as regulated by federal law.				
OTHER USES					
Garage and yard sales	P	P	P	P	See § 30-7.4.2(Garage and Yard Sales).

§ 30-7.3.DEVELOPMENT STANDARDS

The property development standards in Table 30-7.3.1 shall apply to all lots in the residential zones.

Table 30-7.3.1: Residential Development Standards

Standards	Residential Zones				Notes
	R-A	R-L	R-M	R-H	
Density range	1.0-4.0 du/ac	4.1-8.0 du/ac	8.1-20.0 du/ac ^a	20.1-40.0 du/ac ^a	In R-A and R-L districts, only one principal unit per lot; ADUs permitted per state law.
Minimum lot size	10,000 sf	5,000 sf	5,000 sf	7,500 sf	See § 30-12.2 (Area) for exceptions.
Minimum lot width	60 ft	50 ft	50 ft	50 ft	
Minimum lot depth	150 ft	100 ft	100 ft	100 ft	
Minimum setback					See § 30-12.3 (Yards) for exceptions.
- Front	20 ft ^b	20 ft ^b	15 ft ^b	15 ft ^b	
- Rear	20 ft ^{c, d}	20 ft ^{c, d}	10 ft ^{c, d}	10 ft ^{c, d}	
- Interior Side	3 ft ^{e, f, g}	3 ft ^{e, f, g}	3 ft ^{e, f, g}	3 ft ^{e, f, g}	
- Corner/Street Side	5 ft	5 ft	5 ft	5 ft	

Table 30-7.3.1: Residential Development Standards

Standards	Residential Zones				Notes
	R-A	R-L	R-M	R-H	
Maximum building height (feet/stories)	35 ft 2 stories	35 ft 2 stories	40 ft 3 stories	65 ft 5 stories	See § 30-12.4 (Height) for exceptions.
Maximum lot coverage	40%	40%	60%	60%	For legal substandard lots, maximum lot coverage may be increased by up to 10% to allow reasonable development, subject to all other standards
Open Space - Common open space - Private open space	--	--	150 sf/unit 50 sf/unit	150 sf/unit 50 sf/unit	See § 30-7.3.1 (Open Space Standards in RM and RH Zones).
Storage	--	--	200 cu ft/unit	200 cu ft/unit	See § 30-9.7.2 Lockable standards
Accessory Structure Maximum Size or Coverage	1,000 sf	500 sf	See lot coverage		
Fences and walls	See § 30-44				

Notes:

- When calculating the maximum number of dwelling units permitted on a lot based on density or lot area per unit, any fractional unit shall be rounded down to the next whole number. This rounding provision shall not apply where state law requires rounding up, such as under State Density Bonus Law.
- Reasonable accommodations required for ADA compliance, such as ramps and other accessibility features, may encroach into the front yard setback, subject to applicable building and safety standards.
- A lot or parcel of land having a depth of 90 feet or less may have a rear yard of 20% of the depth but shall not be less than 10 feet.
- Attached unenclosed patio covers may occupy not more than 50% of a required rear yard setback.
- A porte cochere not more than 15 feet in height and 20 feet in length may be placed over a driveway in an interior side yard provided that the minimum required driveway width is maintained.
- Single -story detached accessory buildings shall be setback not less than three feet from the rear property line and five-feet for buildings over one-story .
- A side yard of not less than five (5) feet shall be provided for all buildings and structures of two (2) or more stories. For second-story additions to existing one-story homes with legal nonconforming side yards of less than five (5) feet, the second story shall be stepped back to provide the required five (5)-foot side yard setback.

§ 30-7.3.1 Open Space Standards For R-M And R-H Zones

Residential development in the R-M and R-H zones shall provide open space areas subject to the following standards in addition to the requirements of Table 30.7.3.2.

- Private Open Space.** Private open space shall be provided for each unit in the form of a patio, yard, balcony, adjacent deck, or a combination thereof. The private open space shall be directly accessible from each unit. Each private open space area shall have a minimum area of sixty (60) square feet, with a minimum dimension of six (6) feet in any direction and a minimum vertical clearance of eight (8) feet.

- b. Active Common Open Space/Recreation Areas.** Common open space and recreation areas shall be designed to provide specific amenities, as outlined below, based on the number of units proposed in the development. The list of amenities is both cumulative and additive, meaning the “Base Amenity Type and Minimum Size” must be satisfied for the applicable unit threshold, plus all preceding amenities, and any additional increase in the number or size of the amenities based on the “Additional Minimum Ratio to Be Provided, Where Applicable.”

As an example, a development consisting of twenty (20) units shall provide a business center with at least two workstations or a two-hundred fifty (250) square-foot gym or a one-hundred fifty (150) square foot meeting/study room or one hundred (100) square foot community garden; or five hundred (500) children’s play area, plus, either one barbeque with table seating for twelve (12) adults or an outdoor active use area a minimum of four-hundred five square feet (Base Amenity of 400 sf + 5 sf for 10 additional du above the base). All fractional values shall be rounded up. Additional amenity types and square feet of amenities beyond the minimum required may be provided.

Table 30-7.3.2 List of Amenities for Active Common Open Space/Recreation Areas

Number of Units	Base Amenity Type and Minimum Size or Number (plus all preceding amenities)	Additional Minimum Ratio to Be Provided, Where Applicable ¹
1-10	Provide at least one of the following: - One Barbeque with Table Seating for 12 adults; or - Outdoor Active Use Area – 400 sf	1 / 45 du, with additional seating not to exceed 12 adults 5 sf/10 du for active use area
11-20	Provide at least one of the following: - Business Center – 2 workstations; or - Gym – 250 sf; or - Meeting/study room – 150 sf; or - Community Garden – 100 sf; or? - Children’s Play Area – 500 sf	1 workstation/10 du up to 4 additional workstations maximum 5 sf/1 du up to additional 300 sf maximum gym 5 sf/1 du up to additional 300 sf maximum room 20 sf/5 du for garden
21-50	Provide either of the following: Clubhouse with kitchen – 400 sf	15 sf/1 du
51-70	Provide at least one of the following: - In-Ground or Below Deck Spa – 64 sf; or - Sauna and/or steam room; or - Dog run – 12 x 48 feet, and grooming station; or? - Below Ground/Deck Pool – 20,000 gallons	For projects with > 100 + units, the below ground/deck pool of 20,000 gallons may be one pool of this size, or two pools adding up to 20,000 gallons total.
71+	Provide at least one of the following: - Arcade/game room or pool table; or - Full basketball court (or two half courts), pickleball court, tennis court, or similar; or - Cabanas, pergolas, or ramadas with a total cover of 300 sf; or - Indoor theater for seating of a total 25 adults; or - One Universal design office space of 80 sf; or - Concierge Desk and Secure Package Delivery Room; or	

Table 30-7.3.2 List of Amenities for Active Common Open Space/Recreation Areas

Number of Units	Base Amenity Type and Minimum Size or Number (plus all preceding amenities)	Additional Minimum Ratio to Be Provided, Where Applicable ¹
	One Additional Amenity Type Not Already Provided, at Director of Community Development's discretion	

¹ Ratios to be applied for the additional number of units in the project that is above the amount listed in the "Number of Units" column, resulting in an increase in the amenity square footage or number in the "Base Amenity Type and Minimum Size" column.

sf = square feet; du = dwelling unit

- c. Common Open Space Dimensions.** Common open spaces shall have a minimum horizontal dimension of twenty (20) feet in any direction on the ground floor level. Upper story decks shall have a minimum horizontal dimension of ten (10) feet by ten (10) feet. Roof decks shall have a minimum horizontal dimension of fifteen (15) feet by fifteen (15) feet. The minimum vertical dimension for all common open spaces shall be fifteen (15) feet.
- d. Common Open Space Location.** Active common open spaces shall not be located within any required setback area. Active common open spaces may be located at ground level, on upper story decks, on roof decks, indoors, or outdoors. Areas located on upper story decks or roof decks may contribute one hundred (100) percent towards the required common open space area. Indoor spaces shall contribute no more than fifty (50) percent of the required common open space area.

§ 30-9.7.2 STORAGE STANDARDS

- a. Applicability.** These standards apply to all dwelling units in multi-unit residential buildings.
- b. Minimum Storage.** Each dwelling unit shall be provided with enclosed, weatherproof, and lockable storage space as follows:
1. Studio: 100 cubic feet
 2. One-bedroom: 125 cubic feet
 3. Two-bedroom: 150 cubic feet
 4. Three or more bedrooms: 200 cubic feet

At least 50 cubic feet shall be located within the dwelling unit. The remainder may be provided in an assigned locker, garage, or storage room.

- c. Design.** Storage shall be private, durable, secure, and conveniently accessible to the unit it serves.

§ 30-7.4.SPECIAL REGULATIONS

§ 30-7.4.1 Family Child Care Homes

This subsection establishes standards for the development of family child care homes that provide care, protection, and supervision of children, in the licensee's own home, for periods of less than 24 hours per day, in accordance with Sections 1597.30 through 1597.62 of the California Health and Safety Code.

- a. Small family child care homes, as defined by the California Health and Safety Code, are considered a residential use of property for zoning purposes and shall be permitted in the R-A and R-L zones. Small family childcare homes shall be subject to the following conditions, consistent with state law:
 1. The licensee shall reside in the home.
 2. No signage identifying the home shall be displayed.
 3. Outdoor child care activities shall not be conducted in the front yard.
- b. Large family child care homes, as defined by the California Health and Safety Code, are allowed in residential zones subject to subject to the following standards:
 1. The licensee shall reside in the home.
 2. The property shall not display signage identifying the home.
 3. The rear yard used for outdoor activities shall be enclosed by a solid fence or wall.
 4. Outdoor activities shall be conducted only in the rear yard between the hours of 9:00 a.m. and sunset. No child care activities shall be conducted in the front yard.
 5. The property shall not be altered or structurally changed in a way which is adverse to the character or appearance of the residential zone.
 6. The floor space of the home shall not be altered or arranged in a way that would preclude its use as a dwelling.
 7. The licensee shall make reasonable efforts to ensure that noise and traffic do not disrupt the surrounding residential area.
 8. The home shall comply with any applicable building code and fire safety requirements for large family child care homes.
 9. A site plan and floor plan shall be submitted to confirm compliance with applicable zoning and safety standards; however, such requirements shall not result in denial of the childcare home absent a specific threat to health and safety.
 10. The home shall obtain a certificate of occupancy in accordance with the provisions of Section 30-33.

§ 30-7.4.2 Garage, Yard, or Estate Sales

- a. **Purpose.** The purpose of this subsection is to establish reasonable regulations for garage sales, yard sales, estate sales, patio sales, and similar events as accessory uses to permitted residential dwellings, in order to minimize adverse impacts on residential neighborhoods.
- b. **Standards**
 1. **Permit Required.** A Garage Sale Permit shall be obtained from the Planning Division prior to conducting any garage, yard, or estate sale.
 2. **Frequency and Duration.** Garage, yard, or estate sales are permitted for no more than twelve (12) days per calendar year, limited to Saturdays and Sundays only. Sales held on any other day of the week are prohibited and shall constitute a violation of the Compton Municipal Code.

- (a) Only one sale may be held per residential lot at a time, regardless of the number of dwelling units on the property.
- (b) Permit applications must be submitted no later than Thursday preceding the intended sale date, unless it falls on a City observed holiday, then the deadline shall be the preceding business day.

3. **Hours of Operation.** Sales may only be conducted between 7:00 a.m. and sunset.

4. **Permitted Merchandise.** Only used household goods and personal property customarily found in a residential setting may be offered for sale. The display or sale of new, commercial, wholesale, or nonresidential merchandise is strictly prohibited.

5. **Location Restrictions.** Garage, yard or estate sales must take place entirely on private residential property.

No merchandise, signage, or displays shall be placed on sidewalks, parkways, streets, alleys, or public rights-of-way, or affixed to perimeter fencing visible from the public street.

6. **Enforcement and Penalties.** Any violation of this section shall constitute an infraction and shall be subject to the provisions and penalty schedule set forth in § 21.3.14 (Enforcement).

7. At the discretion of the City Attorney, repeated or continuous violations may be prosecuted as a misdemeanor. A continuing violation is defined as two or more infractions related to any section of the Municipal Code for which the violator has previously been cited.

§ 30-7.4.3 Home Occupations

a. **Purpose.** These regulations allow limited commercial activity within residential dwellings when clearly incidental and subordinate to the primary residential use. Home occupations shall preserve the residential character of the dwelling and surrounding neighborhood, avoid creating adverse impacts, and comply with all applicable building, fire, and safety codes.

b. **Standards:** Home occupations are permitted as an accessory use to any legally established dwelling unit in residential zones, subject to the following:

- 1. **Location.** Conducted entirely within the principal residence, attached garage, or accessory structure. Space used must comply with building and fire codes and shall not displace required parking or impair the dwelling's residential function.
- 2. **Employees.** Only residents of the dwelling unit may work on-site. No non-resident employees, contractors, or assistants are permitted on the premises.
- 3. **Clients/Visitors.** By appointment only; maximum of two (2) client/customer visits per day, with no more than one (1) client/customer on-site at a time.
- 4. **Signage.** No business-related signage may be displayed on the property exterior.
- 5. **Traffic/Parking.** Shall not generate traffic or parking demand exceeding typical residential levels. On-street parking spaces may not be reserved or designated for business use.
- 6. **Equipment/Storage.** No outdoor storage of equipment, materials, or inventory. Mechanical or electrical equipment shall be limited to that customarily used for domestic, hobby, or office purposes.
- 7. **Sales.** On-site retail sales are prohibited, except incidental sales directly related to services provided (e.g., sale of haircare products in a home salon).

8. **Noise/Odor/Nuisance.** No noise, vibration, glare, fumes, odors, dust, or electrical interference detectable beyond the property boundaries.
 9. **Appearance.** No structural alterations, exterior modifications, or additions that give the appearance of a commercial use, including separate entrances or storefront features.
- c. **Prohibited Uses.** The following uses, among others, are not permitted as home occupations:
1. Automotive repair, body work, or detailing
 2. Medical or dental clinics or treatment facilities
 3. Animal grooming, boarding, or breeding
 4. Personal services requiring on-site employees or more than two (2) client visits per day
 5. Firearm or ammunition sales
 6. Welding, machining, or similar industrial activities
 7. Food preparation for off-site sale
 8. Any activity involving hazardous materials as defined by State or Federal law
 9. In addition to the prohibited uses listed in subsection (c), the following are not permitted in the Rural Residential zone:
 - (a) Large-scale commercial kennels or animal boarding facilities
 - (b) Storage or repair of heavy equipment, tractors, or trucks not incidental to permitted agricultural use
 - (c) Any use that generates heavy truck traffic
- d. **Compliance and Revocation.** A home occupation permit shall be obtained prior to operation. The Community Development Director may suspend, revoke, or modify any permit if the use violates these standards or creates a nuisance, hazard, or adverse impact on the neighborhood. Continued operation following revocation is prohibited.

§ 30-7.4.4 Residential Additions

- a. **Purpose.** The purpose of this subsection is to establish design and layout standards for additions to existing residential structures to ensure such improvements are consistent with neighborhood character, preserve functional living arrangements, and promote high-quality residential development.
1. **Architectural Compatibility.** All additions shall be designed to be architecturally compatible with the existing structure. Compatibility includes, but is not limited to:
 - (a) Use of defined architectural theme with similar characteristics. Use of similar or complementary roof forms, exterior materials, colors, and finishes;
 - (b) Alignment of window and door types, proportions, and placements with those of the primary residence; and
 - (c) Proportional massing and scale that reflect the original building design.

2. **Interior Design and Layout.** Additions shall be functionally integrated into the existing residence and support customary residential use patterns. Additions shall not create configurations that impair normal access or use of living areas.
- (a) **Bedroom Access.** Bedrooms shall not serve as a required passage to any other room, except for a private bathroom that is exclusively accessible from the bedroom.
 - (b) **Room Connectivity.** Any room addition, excluding bathrooms, shall be directly accessible from a habitable general-use room (e.g., living room, dining room, family room) or from a common hallway with a minimum width of three (3) feet.
 - (c) Flexible design not allowed, (e.g. Design that allow conversion/uses)
 - (d) Bedroom minimum closet space 6 sq ft
 - (e) Bathrooms must be accessible within habitable-condition space
3. **Prohibited Design Features.** The following features are not permitted in residential additions:
- (a) Exterior finishes, materials, or colors that create a visually inconsistent or incompatible appearance with the primary structure;
 - (b) Roof forms or pitches that do not integrate with the existing roofline;
 - (c) Window or door placements that disrupt the rhythm, proportion, or alignment established by the primary structure;
 - (d) Additions that appear as separate, detached units when viewed from the street, unless otherwise permitted under State or local accessory dwelling unit regulations;
 - (e) Structural alterations that eliminate required parking spaces without City approval;
 - (f) Configurations that create isolated, non-functional, or inaccessible rooms inconsistent with customary residential use.

§ 30-7.4.5 Residential Care Facilities

- a. **Applicability.** The standards of this Section apply to Residential Facilities as defined in § 30-7 (Definitions).
- b. **Location.** Minimum distance requirements between Residential Facilities shall be limited to those set forth in Health and Safety Code Section 1267.9 (b).
- c. **Usable Open Space.** At least 20 square feet of usable open space shall be provided for each person who resides in the facility. Open space may be provided as either private or common space.
- d. **Residential Care Facilities of Six or Fewer Persons.** Residential Facilities for six or fewer persons shall be treated as a residential use and subject only to the same requirements as any permitted residential use of the same housing type in the Zone in which they are located.
- e. **Parking.** Residential Facilities for six or fewer persons shall be subject to the same parking requirements as any permitted housing type in the Zone in which they are located.

§ 30-7.4.6 Single Room Occupancy (SRO)

Single Room Occupancy (SRO) structures shall be located, developed, and operated in compliance with the following standards.

- a. **Maximum Occupancy.** Each SRO unit shall be designed to accommodate a maximum of two persons.
- b. **Minimum Size.** An SRO unit must have at least 150 square feet of floor area, excluding closet and bathroom. No individual unit may exceed 375 square feet.
- c. **Minimum Width.** An SRO of one room shall not be less than 12 feet in width.
- d. **Entrances.** All SRO units must be independently accessible from a single main entry, excluding emergency and other service support exits.
- e. **Bathroom.** An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- f. **Closet.** Each SRO unit shall have a separate closet.
- g. **Common Area.** Four square feet per living unit shall be provided, excluding janitorial storage, laundry facilities and common hallways. At least 200 square feet in area of interior common space provided as a ground floor entry area that provides a central focus for tenant social interaction and meetings.
- h. **Tenancy.** Tenancy of SRO units shall be for 30 or more days.
- i. **Facility Management.** An SRO structure with 10 or more units shall provide full-time on-site management. An SRO structure with fewer than 10 units shall provide a management office on-site.