

CHAPTER 9.12: MULTI-FAMILY  
DUPLEX/TRIPLEX  
DEVELOPMENT STANDARDS

- a. Target units shall be owner-occupied by eligible very low, low, or moderate income households, or by qualified residents in the case of senior citizen housing developments.
  - b. The purchaser of each target unit shall execute an instrument approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with this section.
5. In the case of rental housing developments, the density bonus housing agreement shall provide for the following:
- a. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants.
  - b. Provisions requiring verification of household incomes.
  - c. Provisions requiring maintenance of records to demonstrate compliance with this subsection.
6. Density bonus housing agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in subsections D.2 and 3.

**Section 9.12.040**  
**Multifamily Residential Development Standards\***

\* Section ordinance history: 2770 § 2, 2010; 2769 § 1, 2010; 2758 § 2, 2009.

**9.12.040.010 Multifamily Residential—General Requirements**

The following general requirements pertain to all residential zoned property and shall be determined to be minimal requirements, unless stated as maximum by this code:

- A. Setbacks.
  1. Every required setback shall be open and unobstructed from the ground to the sky, aside from landscaping, or unless otherwise specified.
  2. No setback or open space provided around any building for the purpose of complying with the provisions of this section shall be considered as providing a setback or open space for any other building or on which a building is to be erected.
- B. Modification of Required Front Yard Setbacks on Lots Fronting on the Curves of Cul-de-Sacs or Knuckles.
  1. The required front setbacks may be reduced by one-half where:
    - a. The street pattern of a subdivision includes lots fronting upon cul-de-sac turnarounds or knuckle widenings at right angles or approximate right-angle turns in a street; and
    - b. Where cul-de-sac or knuckle designs create a greater street width resulting in reduced depth of the lots fronting the cul-de-sac or knuckle widening.
  2. The required front setback may be reduced to not less than one-half of the required front setbacks for the zone in which the property is located when the lot line that represents the depth of the lot intersects any portion of the arc formed by the constant radius of a cul-de-sac or knuckle.
- C. Permitted Intrusions. The following intrusions may project into any required setback a maximum of two feet.
  1. Cornices;
  2. Eaves;
  3. Belt courses;
  4. Sills;

9.12.040.020

5. Buttresses;
6. Planter boxes;
7. Masonry planters;
8. Guard railings;
9. Chimneys.

D. Lot Area Regulations.

1. Lot area shall not be reduced. No lot area shall be reduced or diminished so that the lot area, setbacks or other open spaces shall be less than prescribed for the zone in which it is located.
2. Substandard Lots. When a lot has less than the minimum required area or width as set forth in the development standards of each zone, or in a site plan, and was of record on November 17, 1960, the lot shall be deemed to have complied with the minimum required lot area or width as set forth in the zone or site plan.

E. Height Limits.

1. Residential buildings shall comply with the requirements shown in the Table of Building Requirements but in no case shall be higher than 35 feet, unless otherwise specified below.
2. Fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, radio masts and similar structures may be erected above the height limits prescribed if done so in conjunction with a development plan or the filing of a conditional use permit.
3. No penthouses or roof structures or any space above the height limit prescribed for the zone and area district in which the building is located shall be allowed for the purpose of providing additional habitable floor spaces, except for the following:

Usable floor space may be provided above allowable heights for religious institution and public, private or parochial schools when employed as a unique structure, tower or spire, subject to a conditional use permit.

F. Placement of Buildings. Placement of buildings on any lot shall conform to the following:

1. No habitable portion of a building shall occupy any portion of any required setback, except as provided for in the development standards addressing permitted intrusions.
2. Any garage or carport that opens directly to any street or alley shall observe a setback of not less than 20 feet unless otherwise permitted by this title.
3. When a garage or carport abuts an alley and the access to the garage or carport is perpendicular to the alley, the building shall not be constructed closer than 20 feet to the centerline of the alley and shall maintain a minimum setback of five feet from the property line.

G. Mechanical Equipment, Metering Devices. All roof and ground mounted mechanical equipment and metering devices shall be screened from view from either on or off the property.

Ground-mounted mechanical equipment including, but not limited to, water heaters, heating, cooling or ventilating equipment, swimming pool or spa heaters, pumps or filters, may be permitted to be located in a side yard setback on any property improved with a single-family residence, provided that the equipment is screened from view from all public rights-of-way. If the equipment is to be located between a structure and the property line, an unobstructed path at least three feet wide shall be provided between the equipment and the property line.

**9.12.040.020 Residential—General Development Standards**

- A. Specific development standards for R-2 (Limited Multiple Residential) and R-3 (Multiple-Family Residential) zones are following table:

**R-2 and R-3 Development Standards Table**

Placement	R-2 (5)	R-3(5)
Setbacks Front (1)	20 ft.	20 ft.
Side Setback (Interior)	See Table of Building Placement Diagrams	See Table of Building Placement Diagrams
Street Side	15 ft.	15 ft.
Rear Setback	See Table of Building Placement Diagrams	See Table of Building Placement Diagrams
Building Height	Not to exceed	Not to exceed
Main structure	35 ft.	35 ft.
Accessory structure	17 ft.	17 ft.
Lot coverage (2)	50%	50%
Maximum front setback coverage (3)	50%	50%
Lot area per dwelling (minimum)	4,356 sq. ft. (0.1 acre)	See Table of Dev. Density (4)
Minimum lot area per lot per zone	7,200 sq. ft.	7,200 sq. ft.

- (1) In no case shall the setback be less than 10 feet.
- (2) Lot coverage includes all building and structures (primary and accessory) and required uncovered parking areas, and excludes uncovered swimming pools and permeable or semi-permeable recreational surface areas.
- (3) Hardscape percentage includes driveways (except allowed standard driveway in the front yard).
- (4) Applications for density bonuses may be made as provided for by state law.
- (5) Refer to Section 9.12.040.040 for minimum development standards for duplexes and triplexes.

- B. When two or more buildings are, by definition, considered main buildings, then the front setback requirements shall apply only to the buildings closest to the front lot line.
- C. Any construction occurring on a lot, where said lot abuts a street that has not been fully improved, shall observe all building setbacks from the ultimate right-of-way of the street.
- D. Patios, balconies, landings, porches, stairwells, bay windows and chimneys may not encroach into front or side street setbacks.
- E. Minimum Dwelling Unit Area. Every dwelling unit hereafter constructed shall have a minimum floor area, excluding garages, as specified below:

Number of Bedrooms	0	1	2	3 or more
Apartment units:	500 sq. ft.	750 sq. ft.	900 sq. ft.	1050 sq. ft.

Exceptions: No efficiency units shall be provided without processing of a planned unit development.

- F. For the purposes of open space provisions, swimming pools, spas, patios, and decks shall be counted as open space, as well as playing courts provided with clear, permanent barriers that preclude their use as parking areas, excluding above grade decking greater than 30 inches above grade or that could be used as both a patio cover and attached deck.
- G. On corner lots, no attached garage shall be located less than 20 feet from the rear property line and shall be provided with a driveway apron that has a depth a minimum of 20 feet from any adjacent property line.
- H. Maximum Number of Bathrooms Per Number of Bedrooms.
  - 1. Every dwelling unit hereafter constructed shall provide no more bathrooms than as specified below:

Number of Sleeping Rooms	1	2	3	4	5 or more
Number of Bathrooms:	1	2	3	4	4

2. At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.

**9.12.040.030 Special Requirements—Single-Family Homes in R-2 and R-3 Zones**

A. All plans for new construction and/or attached or detached additions to properties zoned for, or improved with, single-family residences shall be reviewed for approval by the City Manager or designee. Approval by the City shall be based on the following criteria. Wherein any of these criteria have not been met, the addition shall be denied.

1. All zoning requirements of the R-1 zone are complied with and no variances or waivers are requested.
2. The architectural style and building materials are compatible with the existing dwelling unit. The roofing shall be the same style, material and design as the main structure.
3. The total footprint coverage of the main structure, any accessory structure(s), driveways and uncovered parking does not exceed 50% of the total lot area.
4. All areas designed and/or intended to be used as living or habitable area are integrated into a single, cohesive dwelling unit.
5. The nature and character of the new construction or addition are consistent with the nature and character of the neighborhood.

B. Single Story Attached Additions. In addition to the requirements of Section 9.12.040.030.A, single story additions, including covered and/or enclosed patio structures, may be permitted on the lot in accordance with all development standards, except that structures are permitted in the otherwise required rear yard setback area, provided the following conditions are met:

1. Required rear yards shall be a minimum of 20% of the depth of the lot, to a depth not to exceed 25 feet;
2. Single story attached additions may encroach into the required rear yards to a depth not to exceed 10 feet from the rear property line, provided that:
  - a. Only a single story is added at this depth,
  - b. One thousand square feet of usable open space is maintained in the required rear yard.

Exemptions: Manufactured aluminum and metal patio covers and non-habitable enclosures, including sunrooms, shall be exempt from the architectural requirements of Section 9.12.040.030.A, provided they are located to the rear or interior side of the main building.

C. New Two-Story Structures and Two-Story Additions to Single-Family Residences. In addition to the requirements of Section 9.12.040.030.A the following development standards shall apply to all new two-story structures and two-story additions in the R-1 zone.

All of the following privacy provisions shall be complied with:

1. All new two-story windows shall be situated so that they are not directly opposite those windows of adjacent residential dwelling units;
2. Window locations shall take into account adjacent property's recreation areas and amenities such as pools, spas, etc.;
3. Where conflicts between proposed window locations occur, visual intrusion mitigation measures shall be provided, such as, the use of high windows, wing walls, view obscuring window treatments, window alignments, etc.

D. Detached Accessory Structures. In addition to the requirements of Section 9.12.040.030.A, all detached accessory structures, constructed on a property used for single-family residential purposes shall comply with all of the following provisions, unless otherwise required by this title:

with providing the required 16-foot driveway width, the minimum accessway may be reduced to 12 feet with the approval of the City Manager or designee.

**9.12.040.040 Special Requirements—Duplex and Triplex in R-2 and R-3 Zones**

The following standards shall be required for the development of a two- or three-unit residential project on an R-2 or R-3 zoned property. The development can be designed to provide attached and/or detached units.

Each development shall comply with the general requirements as contained in Sections 9.12.040.010 and 9.12.040.020 for those standards that are not specified herein. Unless otherwise specified within this section, all the development standards shall be deemed as minimum requirements.

A. Lot Size, Lot Width and Density Requirements. The development of a two- or three-unit residential project on an R-2 or R-3 zoned property shall comply with the minimum lot size, the minimum lot width, and the density requirement of the zone as contained in Sections 9.12.040.020 and 9.12.040.050, and as identified below:

1. Minimum Lot Size.

	R-2	R-3
2 Units	8,712 sq. ft.	7,200 sq. ft.—10,799 sq. ft.
3 Units	13,068 sq. ft.	10,800 sq. ft.—12,599 sq. ft.

2. Minimum lot width: 60 feet.

B. Maximum Stories and Building Height.

1. Main structure(s): two stories with a maximum building height of 30 feet.
2. Detached garage or accessory structure(s): one story with a maximum building height of 17 feet.

C. Maximum number of sleeping rooms per unit: four.

D. Lot Coverage. The maximum lot coverage shall not exceed 50%. The lot coverage shall include all buildings and structures (primary and accessory), covered porches and patios, and covered parking areas.

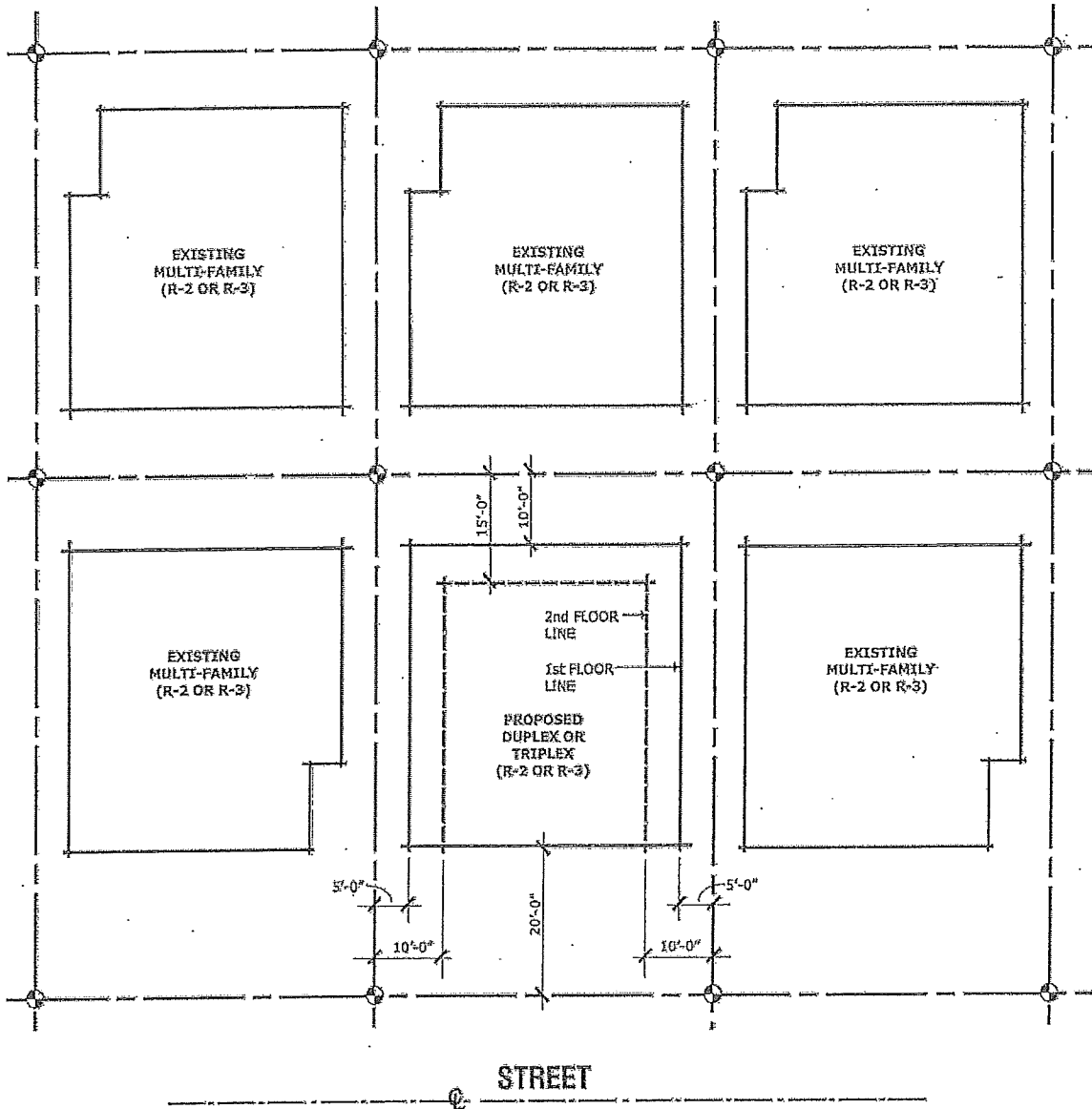
E. Main Building Setbacks.<sup>1</sup> The following minimum building setbacks shall be observed from the property lines. Detached garages and accessory structures shall comply with the setbacks contained in subsection F. The required setbacks shall be maintained open and unobstructed from the ground to the sky, except for the permitted intrusions established in subsection G.

Front:	20'-0"
Interior Side:	
1st Floor	5'-0"
2nd Floor	10'-0"
Street Side:	
1st Floor	10'-0"
2nd Floor	15'-0"
Rear:	
1st Floor	10'-0"
2nd Floor	15'-0"
If the property abuts R-1 zoned properties:	
1st Floor	15'-0"
2nd Floor	20'-0"

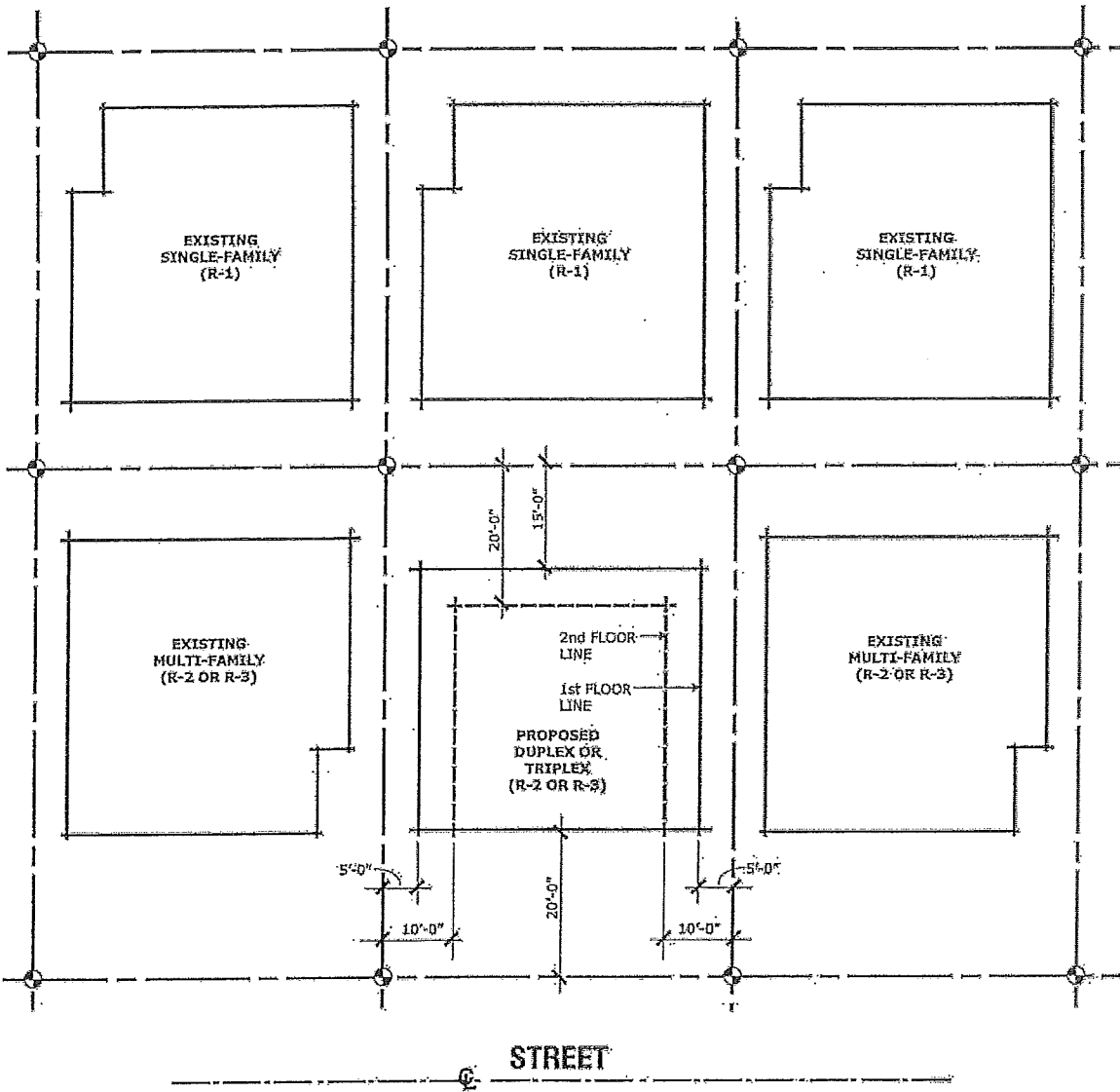
<sup>1</sup> Any attached or detached garage that opens directly to any street or alley shall observe a minimum setback of 20 feet from the property line.

### Diagrams Indicating Building Setbacks

1. Diagram indicating setbacks for an R-2 or R-3 zoned-parcel located contiguous to an R-2 or R-3 zoned parcel.



2. Diagram indicating setbacks for an R-2 or R-3 zoned parcel located contiguous to an R-1 zoned parcel.



F. Detached Garages and Accessory Structures Setbacks. The following setbacks shall be observed for detached garages and accessory structures:

1. Distance between detached garages and interior side and/or rear property lines:
  - a. Minimum five feet if the property is located adjacent to an R-1 zone property.
  - b. Detached garages, located on a property that is adjacent to any multiple-family, commercial, industrial or open space zoned property, may be designed to have a zero setback to any interior and/or rear property line provided that the width of the detached garage shall not exceed 50% of the width of the property line.
2. Distance between detached accessory structures, including, but not limited to storage sheds, freestanding patio covers, etc., and interior side and/or rear property lines: five feet.

3. Distance between detached accessory structures, including but not limited to storage sheds, free-standing patio covers, etc., and street side property lines: 10 feet.
  4. Garages or accessory structures that are attached to any portion of the main residence shall comply with all the setbacks of subsection E.
  5. At no time shall an accessory structure, i.e., patio cover or storage shed, be attached to any detached garage.
- G. Permitted Intrusions. The following intrusions shall be permitted into the required setback areas:
1. The permitted intrusions as contained in Section 9.12.040.010.C, Permitted Intrusions.
  2. Architectural projections with no floor area, including, but not limited to, bay windows, pilasters; etc., may project up to two feet into the setbacks.
  3. Entry porches for units located along the front setback may encroach up to five feet into the required front setback area. The width of the porch shall not exceed 50% of the width of the unit located along the front setback.
- H. Dwelling Entries and Covered Entries. Each unit shall have a main entry that is clearly defined, and to the extent possible, be oriented directly toward the street(s) in order to provide consistency with the neighborhood.
1. Each unit shall have a covered entry, with a minimum depth of three feet.
  2. Each covered entry shall be in proportion with the building, and shall incorporate architectural features that are used in the overall building design.
  3. All front entry doors that are designed to be parallel to any drive aisle and/or open parking area shall maintain a minimum separation of 10 feet from the drive aisle and/or open parking area.
  4. All units shall be provided with standard door locks and dead bolts.
- I. Separation of Buildings, Accessory Buildings, Parking Areas and Vehicle Drive Aisles. Each development shall comply with the following separation distances that shall be fully landscaped and irrigated, but may include pedestrian walkways.
1. Distance between detached units: eight feet.
  2. Distance between the drive aisle and the unit (including entry porches/ covered patios): five feet. Exception: The required separation may be reduced to less than five feet for properties that are preserving an existing dwelling unit, but cannot provide the required separation due to the placement of the existing unit.
  3. Distance between guest parking areas and the unit (including porches/covered patios): five feet.
  4. Distance between detached garages and/or detached accessory structures and the unit (including entry porches and covered patios): five feet.
  5. Distance between detached accessory buildings: five feet.
- J. Access and Circulation. Each development shall be designed to provide adequate on-site vehicular access, circulation, back-up, and turn around areas that comply with all the applicable standards of this code.
1. Vehicular Access. All projects shall maintain the following minimum drive aisle width:
    - a. New developments that are accessed from a shared drive approach shall maintain a minimum 25-foot wide drive aisle; however, the width may be reduced to 20 feet, where the site's design and the property location warrants it.
    - b. In situations where an existing unit(s) will remain on the property, and both the existing unit(s) and new unit(s) will be accessed from the existing drive aisle, and where the width of the existing drive aisle cannot be increased in width due to the placement of the existing



unit(s), the width of the shared drive aisle may be reduced to no less than 16 feet, on a case-by-case basis.

- c. The width of a non-shared drive aisle may be reduced to 16 feet, on a case-by-case basis.
- d. Required Landscaping. All projects with a shared drive aisle shall provide a landscape planter with a minimum width of five feet located along the drive aisle and any property line; however, the width of the landscape planter may be reduced less than five feet for the following reasons:
  - i. To accommodate vehicle back-up and/or turn around areas, or
  - ii. For properties that have a lot width of less than 60 feet, or
  - iii. For properties that will preserve an existing dwelling unit, but cannot provide the required landscaping due to the placement of the existing unit.

2. Vehicular Circulation.

- a. Vehicular Back-Up. Based on the site's location and the proposed project design, a minimum vehicle back-up area of 25 feet or greater may be required, as determined by the City, to allow vehicles to maneuver efficiently on and off from the site.
- b. Vehicular Turn-Around. Based on the site's location and the proposed project design, the City will determine if a vehicular turn-around will be required for the project site.

K. Required Parking and Enclosed Garages. Each development shall comply with the minimum parking requirements for multiple-family developments as contained in Section 9.12.040.180, Parking Spaces Required.

- 1. The required parking shall be provided in the form of a two-car enclosed garage for each unit, and the guest parking shall remain open and uncovered. Exception: The guest parking spaces may be designed as a covered space in situations where conflicts occur between the drive aisle and the guest parking area, as determined by the City, if the design will improve the vehicular circulation. The covered parking space(s) shall be architecturally compatible with the design of the building, and shall remain open on three sides. The guest parking spaces located at the front of the lot may be required to be covered.
- 2. Guest parking spaces may be located in front of the enclosed garage if the parking spaces do not encroach into the required drive aisle; into the required back-up or turn around areas, and do not encroach, block or impede access to the garage or parking area of the other unit(s).
- 3. Guest parking spaces located within the interior of the lot shall have a minimum depth of 19 feet.
- 4. Each enclosed garage shall maintain a minimum interior parking area of 20 feet by 20 feet. No storage cabinets or mechanical equipment, including, but not limited to water heaters, utility sinks, or washers and dryers, shall encroach into the required parking area.
- 5. All garages shall be equipped with automatic roll-up garage door openers.
- 6. Each unit shall maintain the ability to park the required number of the vehicles within the enclosed garage at all times. The enclosed garages shall not be converted to any other use.

L. Open Space. A private recreation area shall be provided for each unit that complies with the following standards:

- 1. Each unit shall provide a minimum, and continuous private recreation area of 225 square feet with minimum interior dimensions of 15 feet by 15 feet. Exception: The dimension of the private recreation area may be reduced to no less than 10 feet for properties that have a lot width of less than 60 feet provided that the required total net recreation area is maintained with the reconfiguration.
- 2. The private recreation area shall be open and unobstructed from the ground to the sky.

3. The private recreation area shall be conveniently located next to the unit, and accessed directly from a public area, such as a living room, family room, dining area, or kitchen.
  4. The private recreation area may be located within the interior side, street side, or rear setback areas.
  5. Private recreation areas located adjacent to any street or alleyway shall be screened from public view with a six-foot high decorative masonry wall. The wall shall maintain a minimum three-foot setback from any side street property line for landscaping purposes, and shall comply with all visibility requirements as contained in Section 9.12.040.140, Wall, Fence and Hedges.
- M. Architectural Compatibility between New and Existing Units. If a development is designed to preserve any of the existing unit(s) that are on the property, the architectural style and building materials, including roof style and pitch, roofing material, trim detail around the eaves and windows, garage doors, exterior building colors, etc., shall have continuity and be compatible between the existing unit(s) and the new unit(s).
- N. Building Design. The following design features shall be incorporated into each development:
1. Each project shall be designed to provide varying rooflines and building projections in order to enhance the appearance of the building, and to minimize the appearance of a bulky, box shaped design.
  2. Each project shall incorporate architectural accents and materials that are compatible with the design of the building, that includes varying window shapes, decorative columns, i.e., porch/balcony columns, and decorative trim on all windows and doors.
  3. All elevations; especially street elevations; shall be articulated to the fullest, and shall incorporate varying building massing. Flat, unrelieved, and unarticulated elevations shall not be allowed.
- O. Storage Facilities. Each dwelling unit shall provide a minimum 200 cubic feet of private and secure storage space.
1. The storage area may be provided within the unit, within the enclosed garage, if the storage area does not interfere with 20 feet by 20 feet vehicle parking, or located elsewhere on the site.
  2. Normal closets and cupboard space located within the unit shall not count toward meeting the requirement.
- P. Laundry Facilities. Each dwelling unit shall have a laundry space located within the unit or within the garage that is equipped with washer and dryer hook-ups. If the laundry facilities are located within the enclosed garage, the laundry equipment shall not encroach into the required interior garage parking area of 20 feet by 20 feet.
- Q. Refuse Storage Areas. All developments shall provide each unit with the appropriate number of trash containers as required by the Garden Grove Sanitary District, and shall comply with the following:
1. Trash containers shall be stored within designated storage areas only and not within the garage parking area.
  2. The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, is subject to the Garden Grove Sanitary District requirements.
  3. The area required for each container shall be a minimum of 38 inches by 38 inches.
  4. The trash areas shall be paved and accessed by gates and a walkway for ease of taking trash containers to and from the street.
  5. If the City determines that a trash enclosure will better serve the property instead of individual trash containers based on the property's location (i.e., located along a major arterial), the property shall comply with the refuse storage requirements as contained in Section 9.12.040.020.I, Refuse Storage Areas.

- R. Water Heaters. Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heater system sufficient to serve all dwelling units on the property. The location of the water heater shall be incorporated into the design of each unit. No exterior water heater enclosures shall be permitted. Water heaters may be substituted with tankless water heaters provided all building codes are complied with.
- S. Utility Meters. All above ground utility meters, including, but not limited to, water meters, gas meters, irrigation equipment, shall be shown on the site plan, and, to the extent possible, be placed outside of the required front setback area. All above ground utility meters shall be completely screened from view from both on and off the property.
- T. Privacy Provisions. Each project shall provide a second-story floor plan that is designed to take into account the privacy concerns of the adjacent residents. Second story windows, balconies, and decks shall be situated so as to not be positioned directly opposite to the windows of the adjacent residential dwelling units, and shall be oriented away from the residence's private recreation areas.
1. Second story windows that are oriented toward the neighbor's recreation area shall be limited to high windows with a minimum sill height of six feet, as measured from the finished floor.
  2. In special situations, where conflicts occur with the placement of second story windows due to building exiting requirements, the following mitigation measure(s) shall be provided:
    - a. View obscuring window treatment, wing walls, 90-degree angles, etc.;
    - b. Obscure, opaque or frosted windows;
    - c. A row of screening/canopy trees evenly spaced shall be placed along the property line(s).
- U. Landscaping. All setback areas, and all areas not designated for walkways, parking, drive aisle, and private recreation areas, shall be fully landscaped and irrigated. Each development shall comply with the landscaping and irrigation requirements contained in Chapter 9.16 of this title.
- V. Perimeter Block Walls. Each development shall provide a decorative masonry perimeter wall with a minimum height of six feet, as measured from the highest point of the finished grade next to the wall, and shall comply with the following stipulations:
1. All perimeter fencing shall comply with the requirements as contained in Section 9.12.040.140, Wall, Fences and Hedges.
  2. New walls or fences shall not exceed a height of seven feet as measured from the finished point of grade next to the wall. At no time shall the overall height of the wall, as measured from adjacent neighbor's finished grade, exceed eight feet in height.
  3. Fences or walls located within the front yard areas, or adjacent to driveways shall not exceed 36 inches in height.
  4. Perimeter walls located along any side street shall maintain a minimum setback of three feet from the property line for landscaping purposes.
  5. A decorative perimeter wall constructed out of a non-masonry material may be approved through the site plan review procedure.
  6. Wood fencing located adjacent to any street, parking area or driveway is prohibited.
  7. All fencing shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas.
  8. The property owner shall work with the adjoining property owners in designing and constructing the perimeter block walls to avoid the use of double walls. If the property owner cannot obtain approval from the adjoining property owners, the property owner shall construct the new wall with a decorative cap to be placed between the new and the existing wall.
  9. No security gates will be allowed unless the development complies with Section 9.12.040.200.B.3.