

## **Chapter 17.14 G-N GENERAL NEIGHBORHOOD ZONE**

### **17.14.010 Intent and purpose.**

This zone is intended to provide for the establishment and expansion of detached and attached single-family and multiple-family residential development areas at various medium and high population densities and related open space and community services, all located in conformance with the general plan. This zone implements the General Neighborhood land use designation in the General Plan.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23)

### **17.14.020 Permitted uses.**

The following uses are permitted in the G-N (General Neighborhood) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Single-family and duplex dwellings:
  - a. Detached single-family dwellings shall conform to the standards as set forth in the S-N (Suburban Neighborhood) zone (Chapter 17.16) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
  - b. Duplex dwellings, attached or detached.
  - c. Attached single-family such as rowhouses.
  - d. Small lot single-family subdivisions.
2. Triplex or fourplex.
3. Multi-family dwellings (five plus units).
4. Existing single-family residential uses built before the date of this adoption.
5. Public utility facilities (city-initiated).
6. Existing commercial agricultural activity consistent with California Civil Code "Right to Farm Act."

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
3. Permitted Signs. Only the following signs shall be permitted:
  - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.

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- b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.
  - C. Conditional Uses. The following uses are permitted in the G-N (General Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:
    - 1. All conditional uses listed in Section 17.16.020(C) of the S-N (Suburban Neighborhood) zone.
    - 2. Boarding and lodging houses.
    - 3. Child nurseries, day care centers.
    - 4. Hospitals, convalescent homes, rest homes, and sanitarium, excepting animal hospitals; subject to the following:
      - a. Minimum lot size shall be five acres.
      - b. All buildings shall be at least fifty (50) feet removed from any lot lines.
    - 5. Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
      - a. Minimum lot size shall be twenty thousand (20,000) square feet.
      - b. Access on arterial or collector.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23; Ord. No. 1220, § 2(Exh. A), 2-26-25)

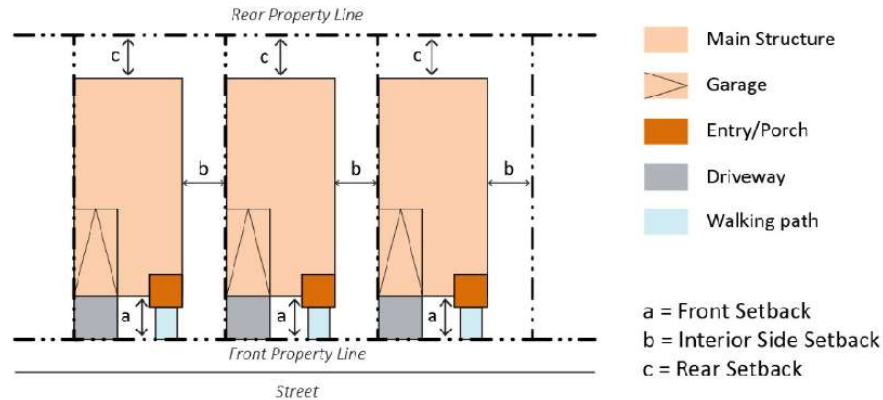
#### **17.14.030 Property development standards.**

The following standards of development shall apply in the G-N (General Neighborhood) zone:

- A. Residential Density.
  - 1. Minimum Density. Seven dwelling units/acre.
  - 2. Maximum Density. Twenty-five (25) dwelling units/acre.
- B. Lot Area Requirements.
  - 1. Single-family detached residential subdivisions shall have a minimum lot size of four thousand (4,000) square feet. The minimum lot width and depth for an interior lot shall be forty (40) feet and seventy-five (75) feet respectively. The minimum lot width for a corner lot shall be forty-five (45) feet.
  - 2. Single-family attached residential subdivisions shall have a minimum lot size of two thousand five hundred (2,500) square feet. The minimum lot width and depth for an interior lot shall be thirty (30) feet and fifty (50) feet respectively. The minimum lot width for a corner lot shall be thirty-five (35) feet.
  - 3. Multiple-family residential developments of five or more dwelling units shall have a minimum site area of ten thousand (10,000) square feet. The minimum lot width and depth for an interior lot shall be sixty (60) feet and one hundred (100) feet respectively. The minimum lot width for a corner lot shall be seventy (70) feet.
- C. Yard Requirements.
  - 1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth for single-family residential development and ten (10) feet for multifamily housing types.
  - 2. Side Yard. Each lot or building site shall have a minimum side yard as follows:

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- a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
    - b. Street Side of Corner Lots. Ten (10) feet.
  - 3. Rear Yard. Each lot or building site shall have a minimum rear yard of twenty (20) feet.
  - D. Height Limits.
    - 1. The maximum height of all buildings shall be three stories, or forty-five (45) feet, whichever is less.
    - 2. The maximum height of all accessory structures shall be one story, or fifteen (15) feet, whichever is less.
    - 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
  - E. Usable Open Space.
    - 1. Single-family detached and attached residential subdivisions shall provide a minimum of two hundred fifty (250) square feet per unit.
    - 2. Multi-family developments shall provide a minimum of two hundred fifty (250) square feet total per unit, minimum one hundred fifty (150) square feet of private open space required for ground-level units and eighty (80) square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area per subsection E.3 below.
    - 3. Usable Open Space Standards:
      - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational leisure areas. Except in the case of balconies, such areas shall be landscaped.
      - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
        - i. No more than forty (40) percent of the required front yard may be so used.
        - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
        - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
        - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
  - F. Off-Street Parking. Off-street parking shall be provided for each dwelling unit subject to the requirements of Section 17.54.010 of this title.
  - G. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:

1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten (10) feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the city and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero lot line agreement which shall be recorded on the chain of title of both properties involved. The zero lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.
3. Approval of a zero lot line agreement shall be subject to the following requirements:
  - a. All building and fire code requirements related to construction shall be met.
  - b. Approval regarding the provision of adequate access shall be obtained by the fire department.
  - c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.
- H. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-Family Residential).
- I. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- J. Energy Efficient Design and Heat Island Reduction Strategies. New development shall submit an energy efficient design and heat island reduction plan that incorporates heat island reduction strategies such as light-colored cool roofs, light-colored paving, permeable paving, substantial shade tree coverage, shade structures and shaded asphalt paving. Energy efficient building and site design strategies shall be incorporated such as appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.
- K. Perimeter Landscape Setback. The minimum perimeter landscape setback for residential projects without buildings frontages along perimeter streets shall equal at minimum ten (10) feet at any point and have an average perimeter landscape setback of twenty (20) feet for the entire frontage. Shade tree plantings shall be installed to provide shade of thirty (30) percent of landscape area within ten (10) years. Shade structures with cool roofing materials may be permitted in whole or in part in lieu of shade tree plantings. California native species shall be incorporated in at least forty (40) percent of required landscape areas.

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- L. Perimeter Rear-facing Building Variation (Single-Family Dwellings). Residential dwellings with rear elevations facing perimeter streets exceeding one story, shall include two of the four options for building variation: Vertical modulation demonstrated by two facade heights varying by five feet (minimum), built-in patio or balcony, chimney structure, or building horizontal modulation with a minimum fifteen (15) percent facade recess or projection by a minimum of four feet.
  - M. Equestrian and agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10-foot-wide decomposed granite multi-purpose trail and date palms planted twenty (20) feet on center shall be incorporated with new development along Avenue 50, Avenue 52, Van Buren Street and Calhoun Street South of Avenue 50.
  - N. Distance Between Buildings. No requirements.
  - O. Circulation. Residential projects with new proposed streets shall incorporate a circulation design to minimize traffic speed and reduce the need for speed bumps.
  - P. Architectural Review. All development in the G-N (General Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

(Ord. No. 1204, § 3(Exh. A.1), 7-26-23; Ord. No. 1220, § 2(Exh. A), 2-26-25)