

4. The provisions of the Subsection shall not be applicable to any lot established by subdivision map or parcel map on the date of enactment of this section.

B. BUILDINGS.

1. **Height.** No building or structure shall exceed the height of two stories or twenty-five feet except where authorized by Conditional Use Permit.

2. **Lot Area Per Unit.**

(a) The minimum required lot or parcel area per dwelling unit shall be as follows:

(1) 1,920 square feet per unit on lots or parcels less than 12,500 square feet

(2) 1,750 square feet per unit on lots or parcels of at least 12,500 square feet, but no more than 25,000 square feet in area.

(3) 1,452 square feet per unit on lots or parcels greater than 25,000 square feet.

(b) The maximum lot area per dwelling unit shall be 2,178 square feet for lots or parcels greater than 25,000 square feet in area in order to yield a minimum density of 20 units per acre.

(c) Any lot or parcel that is greater than 25,000 square feet in area shall be developed with a minimum of 16 dwelling units.

(Amended by Ord. 2012-1)

3. **Floor Area.** All dwelling units shall have a minimum floor area as follows: Efficiency Unit, 600; One bedroom unit, 750; Two bedroom unit, 900; Three bedroom unit, 1,050; 150 square feet for each additional bedroom. Measurement for this purpose shall be taken from the outer facing of the exterior wall. The floor area shall be exclusive of attached garages, open entries, porches, patios, or basements.

4. **Elevators.** All dwelling units with the entrance above the second floor shall be served with elevators in addition to the stairways otherwise required by law.

C. YARD REQUIREMENTS.

1. **Front Yard Setback Area.** Every lot shall have a front yard setback area of not less than twenty (20) feet in depth measured from the front property line. All primary multifamily structures shall maintain a minimum twenty (20) foot setback for the first story and a minimum twenty-five (25) foot setback for any story above the first story, except as allowed for ADU projections into the front yard.

2. **Side Yard Setback Area.**

a) On interior lots, the side yard setback area shall not be less than four (4) feet in width, unless otherwise waived, or modified by state law.

b) On the corner lots, the side yard setback area abutting a street shall not be less than four (4) feet in width, unless otherwise waived, or modified by state law.

3. **Rear Yard.** The rear yard shall not be less than four (4) feet, unless otherwise waived, or modified by state law.

4. **Accessory Building Setbacks.** Accessory buildings may be located on the rear lot line, if there are no openings in the wall abutting the rear lot line or alley, and the wall is constructed of one-hour fire resistant materials. Provisions shall be made for all roof drainage to remain on the subject property. Each garage fronting on any street or alley providing access thereto shall be located no closer than twenty (20) feet from the street or alley right of way line except as follows:

a) Any garage constructed with an automatic mechanical garage door opener and having access onto an alley, may be located closer than twenty feet from the property lines, provided that a twenty-four (24) foot back out turning radius is maintained from the automatic garage door to the opposite side of the alley.

(b) Any garage constructed pursuant to a building permit issued prior to March 26, 1974, and finalized before March 26, 1975, pursuant to a subdivision map tentatively approved by the City Council prior to March 26, 1975, may be located closer than twenty (20) feet from said street or alley right-of-way line, as authorized by any ordinance in effect on March 26, 1974.

c) Canopies may be located only in the rear yard and may not be located in any driveway area used for automobile parking. Such structures shall be located not less than 3 feet from the side and rear property lines and shall be subject to all standards applicable to accessory structures. (Amended by Ord. 74-2, 2004-5 and 2023-6)

5. **Accessory Structures.** No accessory structure, such as, but not limited to garages, workshops, sheds, or greenhouses, shall be used as living quarters or recreational areas, except as allowed for as a conversion to an ADU as defined in Section 9302.21a., a JADU as defined in Section 9302.21b, and/or as a second primary dwelling unit or as otherwise waived or modified by state law. (Added by Ord. 2005-8 and Amended by 2018-2 and 2023-6)

D. DISTANCE BETWEEN BUILDINGS. There shall be provided and maintained on each lot the following open or unobstructed space between buildings:

1. The minimum distance between all buildings shall be at least ten (10) feet.

2. Where said open space between buildings is provided with an exit or entry, the minimum distance shall be fifteen (15) feet.

(Amended by Ord. 81-10)

PART 3
M-F-R (MULTIPLE-FAMILY RESIDENTIAL) ZONE REGULATIONS
 (Added by Ord. 72-19)

9330. MULTIPLE-FAMILY RESIDENTIAL ZONE. The Multiple-Family Residential Zone is hereby created to provide a means of achieving an environment of stable, desirable character not out of harmony with the surrounding neighborhood, and which meets development standards of density and open space with landscaping, light, air, pedestrian and vehicular access, and standards of architectural design, all of which will maintain the suburban residential character of the City and protect surrounding property while providing for multiple-family residential housing. Whenever reference is made in this Code to R-3-R, R-3, or R-4 Zone, the same shall mean and include the M-F-R Zone.

9331. USES PERMITTED.

- A. Multiple-family dwellings, together with accessory uses and buildings.
- B. Governmental buildings and facilities, including but not limited thereby, park and recreation areas, libraries and museums.
- C. The keeping of not more than two (2) dogs over four (4) months of age and not more than two (2) cats over four (4) months of age in conjunction with the maintenance of each dwelling unit.
- D. The following uses, provided in each instance a conditional use permit has been obtained and continues in full force and effect:

- 1. Churches of a permanent character.
- 2. Educational institutions.
- 3. Hospitals, convalescent homes and sanitariums.
- 4. Children's nursery, including, but not limited thereby, children's room, private day school, day nursery, or day nursery school, private boarding school, and children's boarding home.
- 5. Condominiums, planned development, community apartment projects, and stock cooperatives as defined in Section 11004.5 of the California Business and Professions Code.

(Amended by Ords. 74-9, 75-12, 77-2, 77-14, 78-2, 78-14 and 79-1)

- 6. Homes/Facilities for the Aged, Retirement Hotels, and Adult Care Facilities, under the specified development standards contained in Section 9332.3. (Added by Ord. 85-12)
- 7. Bed and breakfast establishments, under the specified development standards and conditions contained in Section 9332.4. (Added by Ord 2003-8)
- 8. Cottage Food Operations. These are subject to the conditions and restrictions listed in Section 9320.C.13. (Added by Ord 2013-3)
- E. Residential sales events as defined in Section 9302.36.c, not exceeding two (2) per calendar year. Each event shall be allowed to operate a maximum of two (2) days. If the sales event terminates prior to the two (2) day period allowed, it will be considered one of the two (2) events allowed per year. No new items shall be permitted for resale. The sale shall not encroach into any public right-of-way. (Added by Ord. 86-7)
- F. Family Day Care Homes. (Added by Ord. 92-4)
- G. Home business occupation, subject to the conditions and restrictions listed in Section 9320.J.

(Added by Ord. 2005-8)

- H. Rentals. As specified in Subsection 9320.F of this Title. (Added by Ord. 2018-7)
- I. Accessory uses allowed in connection with any church, religious facility or school use, for fund raising purposes, including:
 - 1. Temporary fireworks stands, where authorized by permit of the City Council pursuant to and subject to the provisions of Section 3105.1;
 - 2. Bingo games, where authorized by permit issued under Article VI and subject to the terms and provisions of this Code pertaining to bingo games;
 - 3. Carnivals, where authorized by permit issued pursuant to and subject to Article VI of this Code; and
 - 4. Christmas tree and other holiday sales, where authorized by permit pursuant to and subject to Article VI of this Code.

(Added by Ord. 2018-9)

9332. DEVELOPMENT STANDARDS. Construction, development, use and occupancy in the M-F-R Zone shall comply at all times with the following standards:

- A. **LOT SIZE.**
 - 1. **Area.** The minimum required area of each lot shall be not less than 15,000 square feet.
 - 2. **Width.**
 - (a) Interior lots shall have and maintain a width of not less than 100 feet.
 - (b) Corner parcels shall have and maintain a width of not less than 125 feet.
 - 3. **Depth.** All lots shall have a sufficient depth to provide not less than the required minimum lot area and shall be at least 100 feet in depth.

closed at all times except when being filled or emptied.

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5. All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.

6. There shall be provided and maintained within said storage area trash containers, as aforementioned, of not less than fifty (50) gallon capacity per dwelling unit or where a bin-type trash container is used, there shall be such a bulk trash container of three-yard capacity for each fifteen dwelling units.

7. No persons in the M-F-R Zone shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse or trash outside of a building except as authorized in this Section.

H. UTILITY AREAS There shall be a maintenance room or building with a minimum of 75 square feet for the storage of building maintenance tools and may be used for shared laundry facilities. (Amended by Ord. 2012-1)

I. INTERNAL WALKWAYS.

1. There shall be internal walkways between at least one adjacent public street and between the off-street parking area and buildings containing dwelling units. Such walkways shall be a minimum of thirty-six (36) inches wide and shall be improved with a hard durable surface.

2. Driveways shall not be defined as required internal walkways.

J. PRIVATE STORAGE SPACE. Each unit shall be provided with an enclosed private storage space with a minimum capacity of 125 cubic feet. No dimension may be less than two feet and at least one dimension must be at least seven feet. (Amended by Ord. 2012-1)

K. WALLS. A solid, reinforced masonry wall, not less than six (6) feet in height, shall be constructed and maintained along all exterior property lines, except in those areas designated as a front yard.

(Section 9332 Amended by Ord. 79-1)

L. LIGHTING. Exterior lighting of porches and grounds shall be designed, installed and arranged in such a manner to eliminate the reflection of direct or indirect lighting upon abutting or adjacent properties.

(Added by Ord. 2005-8)

M. VACANT PROPERTY OR BUILDING. Any vacant property or building subject to vandalism, trespassing, dumping, storage or graffiti, and determined to be a property nuisance as provided in Section 4323.A, shall be completely enclosed with six (6) feet high fencing or walls, with locked accesses. (Added by Ord. 2005-8)

9332.1 DEVELOPMENT STANDARDS FOR MULTIPLE-FAMILY HOUSING FOR ELDERLY OR HANDICAPPED.

A. Multiple family dwellings for housing the elderly or handicapped, as defined in Section 9302.19.A shall be constructed, developed, used and occupied as provided in this part, provided, however, that the development standards of Section 9332 may be modified in whole or in part pursuant to the issuance and maintenance of a conditional use permit as hereinafter set forth.

B. In addition to the requirements of this chapter pertaining to the issuance of conditional use permits, consideration shall be given to the following factors which, if found to exist, shall be deemed a reasonable basis for differentiation from the development standards set forth in Section 9332 on the basis that these factors hereinafter set forth will tend to ensure the continual maintenance and operation of the structures for the housing of the elderly or handicapped. Said factors which the Planning and Environment commission shall consider in determining whether or not a conditional use permit shall issue authorizing different development standards, as hereinafter set forth, than those in Section 9332, are:

1. Availability of Services. Units located within a reasonable distance of a shopping center containing at least a drug store; a food store selling fresh vegetables and fruit, fresh meat, bakery goods and canned foods; a store dealing in men's and women's outer and underclothing; a shoe store; a variety store selling usual household items; and a clothes cleaning establishment shall be considered likely for continual and logical housing of the elderly and handicapped. In determining "reasonable distance" for the purpose of this subsection, the availability of public transportation, the separation of housing from the required shopping center by one or more heavily traveled thoroughfares, the existence or lack of sidewalks, the adequacy of street lighting, and similar factors affecting pedestrian travel, shall be considered.

2. Establishment of Need. The applicant shall have the burden of proof of establishing a need for additional housing for the elderly or handicapped within the community, and that the housing for which the conditional use permit is sought will aid in satisfying that need.

3. Denial for Incompatibility. The provisions of this chapter pertaining to the issuance or denial of an application for a conditional use permit shall be applicable and, in addition, the compatibility or lack of compatibility of the zoning, or use developed on adjacent property shall be considered. A conditional use permit may be denied because the zoning of adjacent property, or the use established on adjacent property creates factors incompatible with the peaceful and quiet enjoyment of such housing for the elderly.

E. USEABLE OPEN SPACE. At least 650 square feet of useable open space shall be provided for each dwelling unit. (Amended by Ord. 2012-1)

1. **Useable Open Space.** Useable open space shall include a combination of private and common open space areas that include the following:
 - (a) Useable areas designed for and to be used for outdoor living, recreation or landscaping.
 - (b) Useable open spaces shall include; balconies, roof decks, patios, swimming pools, open cabanas, recreation rooms, gymnasiums, and indoor living space of like nature designed for sports, games, and recreation.
2. **Private Open Space.** Private open space is included in and is a part of the requirement for 650 square feet of useable open space per unit. The area of balconies or private patios shall count toward the private open space area requirement. A minimum of 130 square feet of private open space shall be provided adjacent to each unit. All interior dimensions shall be no less than eight feet. If the lot or parcel is greater than 25,000 square feet in area, then interior dimensions shall be no less than six feet.
3. **Common Area Open Space.** The useable open space for common areas shall have minimum dimensions of ten feet. Required front yard areas shall not be included in useable open space calculations.
4. All useable open space, except private patios, balconies, fenced swimming pools, walks, and walkway areas and building structures, shall be furnished and maintained with lawn and landscaping. Yard areas designed for games may be surfaced with AC paving or concrete as approved by the City.
5. Useable open space within a building or structure properly improved and designed for sports, games or recreational purposes, may contribute to a maximum of twenty-five percent (25%) of the open space requirement.
6. In computing useable open space, there shall be excluded all areas on said lot devoted to automobile storage, driveways, and loading zones. Also excluded from useable open space is any storage area and any area fenced or otherwise inaccessible to tenants.

(Amended by Ords. 81-10 and 2012-1)

F. REQUIRED LANDSCAPING.

1. A minimum of five percent (5%) of the total lot area shall be permanently maintained with landscaping.
2. Not less than five percent (5%) of the total paved area used for driveways and for open parking shall be landscaped where such areas are visible from dwelling units on the lot or from adjacent property or public rights-of-way. One twenty-four inch box tree shall be provided for each ten (10) open parking spaces.
3. All landscaping shall be provided and maintained with an adequate sprinkler system.
4. A planter bed used as landscaping shall have an average width of three (3) feet and a minimum area of nine (9) square feet.
5. A minimum eighteen inch (18") planter bed shall be required separating a driveway from a dwelling unit.
6. There shall be one (1) tree per unit provided on the subject lot; said trees to be a minimum of fifteen (15) gallon in size.

G. TRASH AREAS.

1. There shall be provided and maintained within one hundred (100) feet of each building containing one or more dwelling units an enclosure for the purpose of storing garbage, waste, refuse, and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five (5) feet in height except for openings. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when in its opinion such fence or other material will adequately comply with the provisions of this subsection.
2. All garbage stored within such enclosure shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.
3. Waste, refuse and trash, other than garbage, as defined in Section 9302.25aa, shall be placed, maintained and stored in containers of substantial design and construction that will retain therein said trash, refuse and waste and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.
4. Garbage, waste, refuse and trash may also be stored in metal bins equipped with wheels of the designed structure approved by the Director. All garbage waste, refuse and trash contained in such bins shall be maintained within the interior of said metal bins and shall be equipped with a lid which shall be completely



Table 25: Current Residential Development Standards

Standards	R-1	R-A	M-F-R	MHP (1)
Min. Lot Size	6,000 SF	6,000 SF	15,000 SF	4 acres
Min. Width	60 feet	60 feet	100 feet for interior lots 125 feet for corner lots	N/A
Min. Depth	100 feet	100 feet	At least 100 feet	N/A
Max. Density	1 primary dwelling unit plus 1 ADU or JADU per lot	1 primary dwelling unit plus 1 ADU or JADU per lot	22 units/acre on lots <12,500 SF 24 units/acre on lots 12,500-25,000 SF 30 units/acre on lots >25,000 SF	10 units/acre
Max. Building Height	2.5 stories or 35 feet	2.5 stories or 35 feet	2 stories or 25 feet, taller allowed with CUP	N/A
Max. Lot Coverage	45%	45%	N/A 60% for Homes	N/A
Max. Floor Area Ratio (FAR)	0.6	0.6	N/A	N/A
Min. Lot Area per Unit	N/A	N/A	1,920 SF/unit on lots <12,500 SF 1,750 SF/unit on lots 12,500-25,000 SF 1,452 SF/unit on lots >25,000 SF	N/A
Min. Front Yard	20 feet; 10 feet on cul-de-sac or knuckle intersections	20 feet 10 feet on cul-de-sac or knuckle intersections	20-25 feet	10 feet each space
Min. Side Yard	5 feet	5 feet	5 feet for interior lots 10 feet for corner lots	5 feet each space
Min. Rear Yard	10 feet	10 feet	10 feet plus an additional 2-½ feet for every story in excess of one story in height	5 feet each space
Min. Usable Open	750 SF	750 SF	650 SF/unit	25% of each space
Min. Landscaping	N/A	N/A	5% of total lot area	5% of total lot area for common landscaped space 750 SF for each mobile home space, plus one 15- gallon tree
Parking within a Garage	2 enclosed spaces	2 enclosed spaces	0-2 bedrooms: 2 total spaces, 1 enclosed space 3 bedrooms: 2.5 total spaces, 1 enclosed space 4+ bedrooms: 3 total spaces, 1 enclosed space Guest Parking (All): Additional 10% of total required spaces	2 spaces per each trailer, plus 1 guest space for every 2 trailers.

Source: Lakewood Municipal Code.

(1) CUP required for establishing or reconstructing a mobile home park.