

Appendix M: Zoning Consistency

Appendix L - Consistency of the Proposed Project with the Medium Density Residential (R-3) District Standards

Municipal Code Section	Medium Multiple Residential (R-3)	Proposed Consistency Analysis	Consistency
Section 33-90, Purpose.	(6) The medium multiple residential (R-3) zone is established to provide a multi-family setting for family life in low-height, medium density dwelling units in close proximity to other multi-family neighborhoods.	The proposed project would establish a residential community with three (3) components. The residential community would be a low-height [i.e., two (2) and three (3) story single-family attached homes]. The homes would be in close proximity to one another and significant roadways. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-92, Designation of Multi-Family Residential Sub-Zones.	The R-2, R-3, R-4 and R-5 zones established by section 33-90 are further classified into subzones based on the maximum number of dwelling units allowed per net acre (density). Density sub-zones are designated by adding a suffix number to the symbol for the principal multiple residential zone. The suffix number shall indicate the as amended, or as is indicated to be dedicated to the City of Escondido on the pertinent development proposal, whichever is more restrictive. (Ord. No. 2017-07, § 4, 6-7-17)	The proposed project would be developed at a maximum of 18-dwelling units per acre. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-93, General Plan Compatibility Matrix.	Medium multi-family residential (R-3) Compatible with Urban III.	The proposed project would be designated U3 and zoned R-3. The City General Plan Designation and Zoning District are compatible based on the information provided in the General Plan Compatibility Matrix. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-94, Permitted and Conditional Uses and Structures.	Two-Family and Multiple-Family Dwellings and associated uses. Provided that no vacant or underdeveloped lot or parcel of land in any R-3, R-4, and R-5 zone shall be improved or developed at a density below seventy (70) percent of the maximum permitted density. Exceptions to the minimum density requirement may be granted in writing as part of the plan approval required by section 33-106 provided the development will not preclude the city from meeting its housing needs as described in the housing element of the Escondido general plan. Minimum density requirements shall not apply to property owners seeking to enhance or enlarge existing dwelling units or construct other accessory structures on a site.	The proposed project would not be developed below seventy percent (70%) of the maximum permitted density. Therefore, the proposed project is consistent with this section of the Code.	Consistent.

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Section 33-95, Permitted Accessory Uses and Structures.	Accessory uses and structures are permitted in residential zones, provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to those listed in the Escondido Municipal Code in <i>Table 33-95</i> . <i>Table 33-95a</i> lists permitted animals as an accessory use.	All on-site accessory uses and structures will be development in accordance with City Municipal Code Section 33-95. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-96, Prohibited Primary Uses and Structures.	All industrial, commercial and residential uses and structures not listed in this article are prohibited.	The proposed residential use is listed. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-97, Property Development Standards.	In addition to the property development standards set forth in this chapter, the following special development standards shall apply to land and structures in residential zones.	The proposed project would be development in accordance with all applicable property development standards established in the City Municipal Code. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-98, Parcel Requirements.	Escondido Municipal Code in <i>Tables 33-98a</i> and <i>33-98b</i> list parcel requirement for residential zones. Lots or parcels of land which were created prior to the application of the residential zone shall not be denied a building permit for reason of nonconformance with the parcel requirements of this section. For the purpose of establishing sub-zones, an acre contains forty-three thousand five hundred sixty (43,560) square feet.	This section is not applicable to the proposed project.	Not applicable.
Minimum Lot Area (square feet)	6,000	The tentative tract map would create two (2) lots. The minimum lot size would be 121,968 square feet. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Average Lot Width (feet)	60	The tentative tract map would create two (2) lots. Each lot width exceeds the average lot width minimum. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Minimum Public Street Frontage	35 feet on a line parallel to the centerline of the street or on a cul-de-sac improved to city standards. Frontage on a street end which does not have a cul-de-sac improved to city standards shall not be	The tentative tract map would create two (2) lots. Each lot provides minimum public street frontage. Therefore, the proposed project is	Consistent.

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	counted in meeting this requirement.	consistent with this section of the Code.	
Maximum Population Density	18 du/acre. Provided that no vacant or underdeveloped lot or parcel of land in any R-3, R-4, and R-5 zone shall be improved or developed at a density below seventy (70) percent of the maximum permitted density. Exceptions to the minimum density requirement may be granted in writing as part of the plan approval required by section 33-106 provided the development will not preclude the city from meeting its housing needs as described in the housing element of the Escondido general plan. Minimum density requirements shall not apply to property owners seeking to enhance or enlarge existing dwelling units or construct other accessory structures on a site.	The proposed project will be developed at a maximum density of 18 dwelling units per acre. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-99, Front Setback	<p>15-feet. Provided that:</p> <p>1 A required front setback shall not be used for vehicle parking except such portion as is devoted to driveway use or the parking of recreational vehicles in accordance with Article 25, parking of recreational vehicles in residential zones.</p> <p>2 A garage having an entrance fronting on the street shall be set back at least twenty (20) feet from the street property line.</p>	<p>The proposed project will provide a minimum Front Yard Setbacks of 15-feet.</p> <p>The proposed project will provide 15-foot front yard setback as shown on the Tentative Tract Map Sheet 5. No parking is proposed in a front yard setback.</p> <p>No garages will have frontages on public streets. Private driveways are proposed.</p> <p>Therefore, the proposed project is consistent with this section of the Code.</p>	Consistent.
Section 33-100, Side Setbacks	<p><u>Interior Side Setback</u></p> <p>5-feet. Provided that:</p> <p>3 An additional five (5) foot setback shall be provided on each side of a lot or parcel of land for each story over two (2) of a principal building, with a maximum requirement for any such side setback of fifteen (15) feet.</p> <p>4 A driveway that provides a parking facility housing nine (9) or more vehicles with access to a street or alley shall be at least twenty-four (24) feet wide, unless the parking facility is served by two (2) one-way drives, in which case each driveway shall be at least twelve (12) feet wide. All driveways shall have a height</p>	<p>Interior Side Setback</p> <p>The proposed project will provide an Interior Side Yard Setback of 5-feet.</p> <p>The proposed project will provide 5-foot side yard setback as shown on the Figure 3-5, <i>Site Plan</i>.</p> <p>All driveways that provide a parking facility housing nine (9) or more vehicles with access to a street or alley are at least twenty-four (24) feet wide as shown on the Figure 3-5, <i>Site Plan</i>.</p>	Consistent.

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	<p>clearance of at least thirteen (13) feet, and shall be paved with cement or asphaltic concrete.</p> <p><u>Street Side Setback</u></p> <p>10-feet. Provided that:</p> <p>1 A garage having access that is perpendicular to the street shall be set back at least twenty (20) feet from the street property line. A required side setback shall not be used for vehicle parking except such portion as is devoted to driveway use.</p> <p>2 The required street side setback shall not be used for vehicle parking.</p>	<p>Street Side Setback</p> <p>The proposed project will provide garages having access that is perpendicular to the street will be set back at least twenty (20) feet from the street property line as shown on the Figure 3-5, <i>Site Plan</i>. Required side setback shall not be used for vehicle parking except such portion as is devoted to driveway use as shown on the Figure 3-5, <i>Site Plan</i>.</p> <p>Required street side setback shall not be used for vehicle parking as shown on the Figure 3-5, <i>Site Plan</i>.</p> <p>Therefore, the proposed project is consistent with this section of the Code.</p>	
Section 33-101, Rear Setback	<p>10-feet. Provided that:</p> <p>1 An additional five (5) foot rear setback shall be provided for each building story over two (2) in height. Where the rear setback abuts a public alley, the setback may be measured from the centerline of the alley; however, in no event shall there be less than a five (5) foot setback from the edge of the alley.</p>	<p>Rear Yard Setback</p> <p>The proposed project will provide an additional five (5) foot rear setback for each building story over two (2) in height. Where the rear setback abuts a public alley, the setback will be measured from the centerline of the alley; however, in no event shall there be less than a five (5) foot setback from the edge of the alley.</p> <p>Therefore, the proposed project is consistent with this section of the Code.</p>	Consistent.
Sections 33-102 to 33-106	See Zoning Code.	This section is not applicable to the proposed project.	Not applicable.
Section 33-107, Building Requirements General	35	The proposed project will be two (2) and three (3) residence with a maximum height of 35-feet. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Building Height (feet)	1. Buildings or structures in excess of one (1) story and located adjacent to single-family zoned land, shall provide a setback equal	The proposed project is not located adjacent to single-family zoned land. This section is not	Not applicable.

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	to the abutting setback required by the single-family zone standards, plus five (5) additional feet for each story over two (2) on the property line(s) abutting the single-family zone(s) as noted in sections 33-100 and 33-101. Additionally, building features such as windows, doors, balconies, etc., bulk and scale shall not adversely affect the adjacent single-family property.	applicable to the proposed project.	
Maximum Building Stories	3 1. Buildings or structures in excess of one (1) story and located adjacent to single-family zoned land, shall provide a setback equal to the abutting setback required by the single-family zone standards, plus five (5) additional feet for each story over two (2) on the property line(s) abutting the single-family zone(s) as noted in sections 33-100 and 33-101. Additionally, building features such as windows, doors, balconies, etc., bulk and scale shall not adversely affect the adjacent single-family property.	The maximum height of the proposed project residences will be three (3) stories. The proposed project is not immediately adjacent to existing or proposed single-family residential units. Therefore, the proposed project would not create compatibility or privacy issues. The Precise Plan Review by the City will assure that building features such as windows, doors, balconies, etc., bulk and scale shall not adversely affect the adjacent properties, even though no single-family property exists or is proposed adjacent to the project site. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Distance Between Residence and Accessory Buildings (feet)	10	The proposed project will provide a minimum of 10-feet between any residential building and accessory building. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Dwelling Unit Maximum Floor Area (square feet)	500	Each dwelling unit in the proposed project will exceed the 500 square feet minimum. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Maximum Percent Lot Coverage by Primary and Accessory Structures	None	This section is not applicable to the proposed project.	Not applicable.

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Maximum Floor Area Ratio (FAR)	0.7	This section is not applicable to the proposed project.	Not applicable.
Square Feet Allowed for Residential and Parking Regardless of the FAR	3,500	The proposed project will provide 60,470-square feet for residential and parking. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-108, Building Requirements Multi-Family Zones	<p>(a) Dwelling Groups. Each dwelling unit in a group or multiple dwelling developments shall front upon and have primary access to a street or a court which meets the following requirements:</p> <p>(1) The court shall be unobstructed to the sky and shall extend to a street or to another court which has the same or greater width and extends to a street;</p> <p>(2) The width of the court shall be twenty (20) feet if the court is bounded on both sides by buildings having access thereto, and ten (10) feet if bounded on one (1) side only, by such buildings;</p> <p>(3) No portion of any required court shall be used for parking, turnaround, driveway or any other automotive purpose;</p> <p>(4) Any such court shall be increased in width by five (5) feet for each story in excess of four (4) included in the combination of buildings on both sides of such a court.</p> <p>(b) Usable Open Space. Each lot or parcel of land in the R-2 and R-3 zones shall provide on the same lot or parcel of land four hundred (400) square feet of usable open space, or two hundred (200) square feet in the R-4 and R-5 zones, as hereinafter defined, per dwelling unit, plus an additional two hundred (200) square feet of usable open space for each sleeping room (bedroom) over one (1) in said dwelling unit.</p> <p>“Usable open space,” for the purpose of this section, means an open area or recreational facility which is designed and intended to be used for out-door living, landscaping and/or recreation. An area of usable open space shall not exceed a grade of ten (10) percent, shall have a minimum dimension of at least ten (10) feet (except balconies), and may include landscaping, walks, recreational facilities and decorative objects such as artwork and fountains. Up</p>	<p>(a) Each dwelling unit in the proposed project will front on and have primary access to a street or a court additionally:</p> <p>The court will be unobstructed to the sky and shall extend to a street or to another court which has the same or greater width and extends to a street;</p> <p>The width of the court will be twenty (20) feet if the court is bounded on both sides by buildings having access thereto, and ten (10) feet if bounded on one (1) side only, by such buildings;</p> <p>No portion of any required court will be used for parking, turnaround, driveway or any other automotive purpose;</p> <p>Any such court shall be increased in width by five (5) feet for each story in excess of four (4) included in the combination of buildings on both sides of such a court.</p> <p>(b) The proposed project will provide 97,977 square feet of Useable Open Space.</p> <p>The proposed project will provide 710 square feet per unit.</p> <p>(c) The proposed project will provide required private storage area for each dwelling unit.</p> <p>Therefore, the proposed project is consistent</p>	Therefore, the proposed project is consistent with this section of the Code.

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	<p>to one-half (1/2) of the requirement for each unit may be provided in a private patio or balcony having direct access from the unit. Balconies having a minimum dimension of not less than five (5) feet and a minimum area of not less than fifty (50) square feet shall be counted as open space. Usable open space shall not include any portion of off-street parking areas, driveways, rooftops or required front setbacks. Any accessory building or unit designed and intended to be used for recreational purposes shall be counted as usable open space.</p> <p>(c) Private Storage Area. A minimum of eighty (80) cubic feet of private storage area shall be provided for each dwelling unit. The storage area shall have minimum dimensions of two (2) feet, and shall be in addition to normally expected cabinets and closets.</p>	with this section of the Code.	
Section 33-109, Parking and Loading Requirements	See Article 39.	This section is not applicable to the proposed project.	Not applicable.
Section 33-110	Not Applicable	This section is not applicable to the proposed project.	Not applicable.
Section 33-111	Not Applicable	This section is not applicable to the proposed project.	Not applicable.
Section 33-112, Landscaping	See Article 62.	Please refer to discussion related to Landscaping in Section 4.1, <i>Aesthetics</i> of this Draft EIR. Therefore, the proposed project is consistent with this section of the Code.	Consistent.
Section 33-113, Trash Storage	<p>The following trash storage provisions shall apply in residential zones:</p> <p>(a) Containers required for trash and recyclables storage shall be of a size, type and quantity approved by the director of community development. They shall be placed so as to be concealed from the street and shall be maintained.</p> <p>(b) Required trash enclosure areas shall be constructed of decorative materials and landscape screening may be required</p>	All trash storage on the project site shall be in accordance with existing City Policies and Requirements (CPR's). Therefore, the proposed project is consistent with this section of the Code.	Consistent.

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Municipal Code Section	Medium Multiple Residential (R-3)	Proposed Consistency Analysis	Consistency
	pursuant to Article 62.		
Section 33-114, Small Lot Development		The proposed project is not a small lot development. This section is not applicable to the proposed project.	Not applicable.

Source: City Municipal Code, CCI, and Vista Community Planners, Inc. (Vista).

Note: This table indicates that consistency that are "not applicable". Explanation has been provided above, except where applicability does not require clarification.