

Chapter 18.20

**BASE ZONING DISTRICT
DEVELOPMENT STANDARDS**

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Section 18.20.010 Purpose.

The purpose of this Chapter is to provide open areas around Structures for access to and around Buildings; to protect access to natural light, ventilation, and direct sunlight; to ensure the compatibility of adjacent land uses; to provide space for privacy, landscaping, and recreation; to regulate the height of Structures; to promote public safety; and to preserve neighborhood character. (98-05, Repealed & Replaced, 03/17/1998)

Section 18.20.020 Development standards for base zoning districts.

A. Development standards for base zoning districts shall be as specified in table 18.20-1. Footnote numbers in the table correspond to numbers in subsection 18.20.020 B.

B. Footnotes. The following special development standards shall apply to applicable zoning districts listed in table 18.20-1 (numbers correspond to footnote numbers in the table.)

1. Street frontage in the case of a lot fronting on a curving street or around a curving portion of a cul-de-sac street shall be the distance between the side lot lines measured

along the chord at the front setback line. Where a lot has a public street frontage or width of less than sixty-five (65) feet and was so described on the tax rolls of the City on or before July 1, 1975, such lot may be occupied by one (1) single-family dwelling if all yard setback requirements are complied with and if public water supply and public sewerage facilities are in use.

2. The yard setbacks required by this Chapter are subject to the following exceptions (see section 18.20.060 and 18.20.070):

a. Where lots comprising forty (40) percent or more of the frontage in a block are developed with buildings, the minimum front yard setback required for the remaining lots shall be equal to the average of the front yard setback of such developed lots.

b. In any zoning district other than a residential zoning district, the required front and side yard setback shall be waived for any dwelling located above stores or shops, except that any yard setback required or observed for the store or shop shall be observed for the upper dwelling.

3. Where a carport or a garage for vehicles opens into a street side yard, the minimum street side yard setback shall be twenty (20) feet.

4. The following types of structures may be erected to a height greater than the limits established for the zoning district in which such structures are located.

a. Church spires, tanks, silos, radio towers, and similar Structures and mechanical appurtenances exceeding seventy-five (75) feet may be erected with approval of a site plan (see Chapter 18.68).

b. Public and semi-public buildings, hospitals, and other institutional buildings may be erected to a height not to exceed seventy-five (75) feet, provided all yard setbacks shall be increased one (1) foot for each two (2) feet of building height above the height specified for the zoning district in table 18.20-1.

5. Where the subject property adjoins a residential zoning district, the minimum front yard setback, the minimum side yard setback on the adjoining side, and the minimum rear yard setback shall be the same as required in the adjoining residential district. In the public-quasi

public zoning district, setbacks less than that of adjacent residential districts may be reviewed for approval subject to section 18.52.040.

6. The minimum density for this zoning district is eight (8) dwelling units per gross acre, but the City's preferred minimum housing density in this district is fourteen (14) dwelling units per gross acre. Galt's general plan housing element policy 1d. sets forth the strict criteria that must be satisfied in order to construct in the R-3 zoning district at less than the preferred minimum housing density.

7. All new single-family dwellings shall be constructed with a minimum of two (2) paved parking spaces within an attached or detached garage for each dwelling unit. The driveway accessing the garage shall be paved (see section 18.36.030 A) and a minimum of sixteen (16) feet wide. The garage shall be a minimum of twenty (20) feet wide by twenty (20) feet long with a minimum door opening width of sixteen (16) feet.

8. Refer to section 18.20.030 for landscaping requirements for single-family residences.

9. Refer to section 18.20.040 for landscaping requirements for multi-family residential development and non-residential development.

10. Minimum fifty (50) foot setback from any property line for placement of buildings housing animals including but not limited to barns, stables and chattels. (Ord. 2006-02, Amended, 04/18/2006; Ord. 2004-10, Amended, 01/04/2005; Ord. 2002-12, Amended, 11/19/2002; 98-05, Repealed & Replaced, 03/17/1998)

Section 18.20.025 Housing Density Bonus and Incentives.

A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915 et seq. of the California Government Code for the development of affordable housing and senior housing developments.

B. This section shall apply to residential projects providing moderate, low and very income housing and/or senior housing developments pursuant to Chapter 4.3, Section

65915 et seq. of the California Government Code.

C. Projects which meet the requirements set forth in this Section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence, that either:

1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code section 65915(c); or

2. The concession or incentive would have a specific adverse impact, as defined in Government Code section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

The applicant shall show that the density bonus is necessary to make the housing units economically feasible. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the City shall waive or modify the standards.

D. Procedures.

1. Density Bonus/Incentives Review. Density Bonus/Incentive Review by the Planning Commission shall be required for projects involving density bonus and/or incentive requests. If no legislative entitlement is required, the Planning Commission shall have final approval authority. Appeals of a Planning Commission decision must be in accordance with Section 18.52.050 (A) (6) of the Galt Municipal Code. If a rezone or general plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives request but the City Council shall have final approval authority as part of the total project. Any special conditions of the City Zoning Ordinance pertaining to the project, and/or applicable development standards of the Downtown

Revitalization and Historic Preservation Specific Plan shall also apply.

2. Regulatory Agreement. The City and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this Section, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. This agreement shall be recorded with the Sacramento County recorder's office. Resale of moderate income units shall be governed by Government Code section 65915(c)(2).

3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing or for senior housing developments as defined in Civil Code Sections 51.3 and 51.12. (Ord. 2007-15, Add, 12/04/2007)

Section 18.20.030 Front yard landscape plan required.

A front yard landscape plan is required upon application to construct a single-family residence. The applicant shall submit a front yard landscape and automatic irrigation plan with the building permit application and upon approval shall be a condition for issuance of a building permit. Landscaping and automatic irrigation shall be installed prior to occupancy of the structure (see 18.20.030 C inspection of landscape).

A. Front yard landscape plan contents. The plan shall include the entire front yard as defined by the zoning district. The landscape plan shall include at least one (1) street tree (the tree shall be a minimum of five (5) gallon in size and placed between five (5) feet and seven (7) feet from the edge of right-of-way) and an automatic irrigation plan. All turf associated with the front yard landscape plan shall be planted in a "lay down" sod-type lawn or other as approved by the Planning Department. All plants shall be from the approved list in the City of Galt landscape manual or as approved by the Planning Department.

B. Model home landscape plan submittal requirements. One model home out of each model home complex shall be landscaped to

demonstrate water conserving landscape techniques. A landscape plan for the selected model home shall be prepared in conformance with the City of Galt landscape manual. The landscape manual outlines the submittal requirements and is hereby incorporated by reference.

C. Inspection of landscape. The Building Official or his designee shall inspect the landscaping and automatic irrigation for conformance to the plan. The applicant shall demonstrate that the automatic irrigation system is operational. The landscaping and automatic irrigation shall substantially conform to the approved plan prior occupancy of the structure.

If there are circumstances prohibiting installation of the required landscaping and automatic irrigation, the Building Official shall have discretion in issuing a conditional temporary final occupancy. The Building Official may require certification from a landscape architect that the landscaping and automatic irrigation cannot be installed for reasons such as weather. The owner shall have no more than ninety (90) days, beginning from the day of issuance of occupancy, to complete the required landscaping and automatic irrigation installation.

D. Exemptions. The following are exempted from the requirements of this ordinance:

1. Existing, lawfully established single-family residence(s).
2. Expansion or modification of an existing, lawfully established single-family residence.
3. Placement or expansion of accessory structures.
4. Valid building permits for single-family residences that were applied for before the effective date of the ordinance.

**TABLE 18.20-1
DEVELOPMENT STANDARDS**

Zone	Max. Lot Coverage	Minimum Lot Size/ Minimum Net Lot Area per Unit	Minimum Street Frontage/ Average Lot Width ¹	Required Yard Setbacks ²				Maximum Building Height ⁴
				Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Street Side Yard Setback ³	Minimum Rear Yard Setback ¹¹	
OS	.02	n/a	n/a	n/a	n/a	n/a	n/a	24 ft.
PQ	.50	n/a	n/a	n/a	n/a ⁵	n/a ⁵	n/a ⁵	50 ft.
RA ^{7,8}	.10	5 acres	100 ft.	20 ft./50ft. ¹⁰	10 ft./50ft. ¹⁰	12.5 ft./50ft. ¹⁰	10 ft./50ft. ¹⁰	50 ft.
RIA ^{7,8}	.50	10,000 s.f.	90 ft.	20 ft.	5 ft.	12.5 ft.	10 ft.	30 ft.
R1B ^{7,8}	.50	8,000 s.f.	80 ft.	20 ft.	5 ft.	12.5 ft.	10 ft.	30 ft.
R1C ^{7,8}	.50	Single-family Dwelling: 6,500 s.f.	65 ft.	20 ft.	5 ft.	12.5 ft.	10 ft.	30 ft.
R2 ^{7,8,9}	.50	Single-family Dwelling: 5,500 s.f.	55 ft.	20 ft.	5 ft.	12.5 ft.	10 ft.	30 ft.
		Duplex: 6,500 s.f.; 4,000 s.f. for each additional dwelling unit	70 ft.					
R3 ^{6,8,9}	.60	6,500 s.f. min. lot size/subject to minimum and maximum density requirements ⁶	65 ft.	20 ft.	5 ft. for one-story Buildings; and 10 ft. for two and three-story Buildings	12.5 ft.	10 ft.	50 ft.
C ⁹	.50	n/a	n/a	n/a ⁵	n/a ⁵	n/a ⁵	n/a ⁵	50 ft.
HC ⁹	.50	n/a	n/a	n/a ⁵	n/a ⁵	n/a ⁵	n/a ⁵	50 ft.
NC ⁹	.30	n/a	n/a	20 ft.	10 ft.	12.5 ft.	10 ft.	24 ft.
OP ⁹	.40	n/a	n/a	n/a ⁵	n/a ⁵	n/a ⁵	n/a ⁵	50 ft.
LM ⁹	.50	10,000 s.f.	n/a	n/a ⁵	n/a ⁵	n/a ⁵	n/a ⁵	100 ft.
M ⁹	.50	10,000 s.f.	n/a	n/a ⁵	n/a ⁵	n/a ⁵	n/a ⁵	100 ft.

(Ord. 2006-02, Amended, 04/18/2006; Ord. 2004-10, Amended, 01/04/2005; 98-05, Repealed & Replaced, 03/17/1998)

Section 18.20.040 Landscape plans for multi-family and non-residential development.

Landscape plans shall be prepared in conformance with the Galt Landscape Manual. The landscape manual outlines the submittal requirements and is hereby incorporated by reference. (98-05, Repealed & Replaced, 03/17/1998)

Section 18.20.050 Design standards for single-family residences. (Reserved).

(98-05, Repealed & Replaced, 03/17/1998)

Section 18.20.060 Development standards for accessory structures and equipment in residential zoning districts.

These development standards pertain to all property designated for residential use including zoning districts and the north east area specific plan (neasp) land use designations of R1A, R1B, R1C (single family residential zones with varying lot sizes), R2 (medium density residential zone), and R3(multifamily residential zone), as well as the downtown revitalization and historical preservation specific plan (downtown plan) land use designations of R (residential), and the MU (mixed use) only when such property is developed with a primary residential use.

An accessory building or structure that is attached to a primary residence or approved secondary residential unit, and/or any detached accessory buildings greater than one hundred twenty (120) square feet (cumulative square footage of all such buildings) shall comply with the requirements of this Code applicable to the main structure (Table 18.20-1 development standards), including setbacks, height, and lot coverage. The ordinary projections of chimneys, sills, eaves, and similar architectural features of non-habitable space attached to a building, may extend up to two (2) feet into a required yard setback. A minimum unobstructed pathway of three (3) feet is required from any structure to a property line and/or another structure, from the lowest point to the sky unobstructed.

Detached accessory buildings and structures less than one hundred twenty (120) square feet (cumulative square footage of all such buildings)

and mechanical equipment that are customarily related to and incidental to residential uses and do not alter the residential character of the site may vary from the residential setback standards indicated in Table 18.20-1, development standards. Table 18.20-2, allowed setbacks for detached accessory structures, equipment and uses in residential zones, provides less rigid setbacks and height limitations for detached accessory structures located on the same parcel as a primary or secondary residential unit.

The floor area of detached accessory buildings shall be included in the calculation for the lot coverage of the entire site. Any building or structure that will cause the cumulative square footage of accessory structures on that property to exceed 120 square feet of lot coverage, and all additional buildings or structures, shall comply with the requirements of this Code applicable to the main structure.

Where a parcel is situated so that the front, side, or rear property lines are not readily determinable, required setbacks shall be established by the Director.

(NEXT PAGE TABLE 18.20-2)

TABLE 18.20-2

Allowed Setbacks and Maximum Height Requirements for Detached Accessory Buildings, Structures, Equipment and Uses in Residential Zones ¹

Detached Accessory Structures, Equipment, Uses ^{2,6,8} <i>(All attached accessory structures and detached accessory structures exceeding 120 square feet must comply with setbacks for main structure, Table 18.20-1.)</i>	Type of Setback	Allowed Minimum Setbacks: Single Family and Duplex	Allowed Minimum Setbacks: Multifamily
Air conditioning equipment, pool and spa equipment	Front Side Street side Rear	Same as main structure 5 feet ³ Same as main structure 5 feet ³	Same as main structure 5 feet ³ Same as main structure 5 feet ³
Outside the “Downtown Special District” ⁹ Fencing or walls of wood, wrought iron, vinyl (PVC), lattice, or masonry. <i>(Chain link, colored plastic, canvas tarps, visqueen plastic and similar materials are prohibited fencing if visible from the public way). Fencing or walls up to three (3) feet in height are allowed in the required front and street-side yard setback. No fence or wall shall exceed six (6) feet in height except where required as a mitigation measure or City-imposed condition of approval.</i>	Front yard setback ⁴ Side yard setback Street side setback ⁴ Rear setback	20 feet, when exceeding 3 feet in ht. None 10 feet, when exceeding 3 feet in ht. None	20 feet, when exceeding 3 feet in ht. None 10 feet, when exceeding 3 feet in ht. None
Inside the “Downtown Special District” ⁹ Fencing or walls of wood, wrought iron, vinyl (PVC), lattice, or masonry. <i>(Chain link, colored plastic, canvas tarps, visqueen plastic and similar materials are prohibited fencing if visible from the public way). Fencing or walls up to three (3) feet in height are allowed in the required front and street-side yard setback (at property line). Fencing or walls up to six (6) feet in height may be constructed a minimum of 20 feet from the back of the street curb in the front yard and a minimum of 10 feet from the back of the street curb in the street side yard on an 80 foot right of way street located in the downtown special district. In some cases, the City recognizes that this may result in a minor encroachment into City right of way.</i> <i>Note: No fence or wall shall exceed six (6) feet in height except where required as a mitigation measure or City-imposed condition of approval.</i>	Front yard setback Side yard setback Street side setback Rear setback Maximum height	20 feet (when exceeding 3 feet in ht.), measured from the back of the street curb line. If there is no existing curb, the Public Works Department must be consulted. None. 10 feet (when exceeding 3 feet in ht.), measured from the back of the street curb line. If there is no existing curb, the Public Works Department must be consulted. None. 6 feet (see note under the first column in this row for exception.)	20 feet (when exceeding 3 feet in ht.), measured from the back of the street curb line. If there is no existing curb, the Public Works Department must be consulted. None. 10 feet (when exceeding 3 feet in ht.), measured from the back of the street curb line. If there is no existing curb, the Public Works Department must be consulted. None. 6 feet (see note under the first column in this row for exception.)
Garage and/or carport of any type of material ⁶ <i>(Colored plastic, canvas tarps, visqueen plastic and similar materials are prohibited roofing if visible from the public way).</i>	Front Side Street side Rear Maximum height:	20 feet ⁵ 5 feet 20 feet 5 feet Same as main structure	20 feet Same as main structure 20 feet Same as main structure Same as main structure
Flagpoles— <i>(limited to one per parcel, maximum height is 20 feet from grade)</i>	Front Side Street Side Rear	5 feet 5 feet 12.5 feet 5 feet	5 feet 5 feet 12.5 feet 5 feet
Stationary barbeque, stationary fire place, stationary bar, fire pit, and similar structures ⁷ <i>(No propane use in stationary structures, natural gas use only. Stationary fireplace chimneys exceeding 6 feet in height but not higher than 10 feet must comply with setbacks for main structure, Table 18.20-1)</i>	Front Side Street Side Rear Maximum height	20 feet 5 feet 13 feet 5 feet 6 feet	Same as main structure 5 feet 13 feet 5 feet 6 feet
Accessory buildings such as storage shed, greenhouse, and studio ⁶	Front Side Street side Rear Maximum height	20 feet 5 feet ⁸ 12.5 feet 5 feet ⁸ 10 feet	Same as main structure Same as main structure Same as main structure Same as main structure 10 feet

Detached Accessory Structures, Equipment, Uses ^{2, 6, 8} <i>(All attached accessory structures and detached accessory structures exceeding 120 square feet must comply with setbacks for main structure, Table 18.20-1.)</i>	Type of Setback	Allowed Minimum Setbacks: Single Family and Duplex	Allowed Minimum Setbacks: Multifamily
Other accessory structures and landscape features, (excluding buildings) including gazebo, trellis, arbor, patio cover, shade shelters (attached or detached and permanent or temporary), outdoor play equipment, and recreational courts ⁶ <i>(Does not include cargo containers or portable storage containers which require minor use permit approval and must comply with main structure setbacks, Table 18.20-1.)</i>	Front Side Street side Rear Maximum height	Same as main structure 3 feet ⁶ Same as main structure 3 feet ⁶ 12 feet	Same as main structure Same as main structure Same as main structure Same as main structure 12 feet
Water structures, including above ground or in-ground swimming pool, pool slides, spa, pond, waterfall or water features <i>(Water structures may not exceed 6 feet in height. Pool slides that exceed 6 feet in height but no higher than 10 feet must comply with setbacks for main structure, Table 18.20-1)</i>	Front Side Street side Rear	Same as main structure 4 feet 12.5 feet 4 feet	Same as main structure 4 feet 12.5 feet 4 feet

Notes:

1. Residential zones include property designated for residential uses in the zoning districts and NEASP land use designations of R1A, R1B, R1C, R2, and R3 and MU and R designations in the Downtown Revitalization and Historical Preservation Specific Plan. All setbacks are measured from property line except for fences inside the downtown special district as noted herein.
2. Some detached accessory structures may require engineering and/or be subject to additional fire and building code requirements and permits. A building permit is not required for a detached accessory building or structure(s) that does not exceed 120 square feet of floor area, cumulative of all such structures, and meets minimum setback requirements and maximum height requirements noted above. Accessory buildings/structures in excess of 120 s.f. cumulative must meet setback requirements of the primary structure.
3. Provided equipment is not visible from the public street and is separated from the property line by a 6-foot solid fence, otherwise the setback is 10-feet.
4. No walls shall be placed within a public utility/service easement (typically 12.5 feet) except for City-approved subdivision or project entry walls on a street side yard which can be set back 10 feet.
5. The front yard setback for side-entry garages shall be 15 feet as long as the driveway is a minimum of 20 feet in length to accommodate required parking spaces.
6. The three categories of Garages/Carports, Accessory buildings, and "Other accessory structures and landscape features" noted above shall also maintain a six (6) foot separation from any other such buildings or structures including the primary residence on the site except for shade shelters. Shade shelters shall maintain a three (3) foot minimum setback from any other structure or building.
7. Wood burning structures must meet fire and building code regulations. Gas or wood burning appliances require a building permit and must comply with setbacks for main structure, Table 18.20-1.
8. A reduction to a three (3) foot setback may be permitted if a building permit is obtained and the building meets minimum one hour fire resistance rating as determined by the California Building Code. However, each side yard must maintain a three (3) foot wide open area between the front and rear yards which must remain open and unobstructed from the ground upward for emergency egress purposes.
9. "Downtown Special District" denotes a general geographic area in the vicinity of historic old town in which the street rights of way are at least 80 feet in width, but the street improvements were constructed to a lesser width resulting in substantial excess right of way. The district boundaries are generally defined as A Street on the north and Lincoln Way on the east. The southern boundary consists of G Street (on the east side of the UPRR tracks) and properties fronting each side of F Street on the west side of the UPRR tracks. The western boundary consists generally of First Street (between F and E Streets) and the properties fronting each side of Second Street back to its intersection with A Street.

(Ord. 2009-03, Amended, 02/03/2009; Ord. 2006-12, Repealed and Replaced; 10/03/2006; Ord. 2006-02, Amended, 04/18/2006; Ord. 2004-10, Amended, 01/04/2005; Ord. 2002-12, Amended, 11/19/2002; 98-05, Repealed & Replaced, 03/17/1998)

**Section 18.20.070 Development standards
for existing substandard lots of record.**

See section 18.48.040.
(98-05, Repealed & Replaced, 03/17/1998)