

## Proposed Changes to Chapter 30 (Zoning and Development Code) for the “R-4 Overlay”

### Sec. 30-622. - Overlay districts.

- (a) *Medical center overlay district.* A district that may overlay any medical center complex.
- (b) *Utility corridor overlay district.* A district that is intended to provide for appropriate development within or near those areas containing easements for public utilities.
- (c) *Hillside overlay district.* A district that protects the public health and safety, minimizes environmental impacts, and requires development to conform to the natural topography of hillside areas.
- (d) *Auto center overlay district.* A district that is intended to promote new car and truck sales adjacent to the 1-210 Freeway.
- (e) *Warehousing distribution/logistics overlay district (Sierra Avenue).* A district that provides for the limited, well planned and orderly development of warehousing distribution/logistics uses on properties within the light industrial (M-1) zone as provided for in [Section 30-532](#) et seq. Unlike other overlay districts in this division, this overlay identifies a geographic area where such uses may be allowed subject to a separate zone change request to establish the overlay on one or more parcels eligible to receive it.
- (f) *Valley business park overlay district.* The intent of the Valley business park overlay is to provide for a well-planned and orderly development of business park and warehousing distribution uses on parcels within the M-1 zone located on designated areas within the adopted overlay that are generally located on the south side of Valley Boulevard.
- (g) *Emergency shelter overlay district.* A district that provides for seamless incorporation of emergency, supportive, and transitional housing opportunities on specific properties within the light industrial (M-1) zoning district to house individuals at risk of homelessness with such needs for no more than a six-month period, as required by Government Code § 65583(a)(4) and 65583(a)(5).
- (h) **(R-4) overlay district.** The intent of the R-4 overlay district is to provide areas for the potential development at the Multi-Family Residential (R-4) density of 12.1 du/ac to 24 du/ac for multi-family development/ affordable housing in close proximity to transit routes

and convenience uses in recognition of the need for affordable housing.

## **DIVISION 10. – R-4 OVERLAY DISTRICT**

### **Sec. 30-663.1. – R-4 overlay district regulations.**

- (a) **Applicability.** The provisions of this division shall apply to the parcels specified in Figure 1.

**Figure 1**



- (b) **Relation to underlying zoning.** The R-4 overlay district is a flexible designation that is intended to apply as an alternative to the provisions of the underlying zoning.
- (c) **Intent.** The intent of the R-4 overlay district is to provide areas for the potential development of affordable housing in close proximity to transit routes and convenience uses in recognition of the need for affordable medium/high density housing.

### **Sec 30-663.2 – Uses Permitted.**

- (a) Any use permitted in the underlying zoning district shall be permitted along with any use listed in Table 30-453 (Uses Permitted Within Mixed Use Development Projects).

**Sec. 30-663.3. – General development standards and design guidelines.**

- (a) General. The development standards and design guidelines applicable to the R-4 overlay shall be consistent with the development standards and design guidelines referenced to R-4 as stated in Section 30-445, Section 30-446, Section 30-447, Section 30-448, Section 30-449, Section 30-450, Section 30-451, Section 30-452, Section 30-453, Section 30-454, Section 30-455, and Section 30-456 of this Code.