



City of  
**Los Banos**  
*At the Crossroads of California*

**PLANNING DEPARTMENT**  
**HIGH DENSITY RESIDENTIAL DISTRICT (R-3)**  
(LBMC Title IX, Chapter 3, Article 13)

**PURPOSE**

The purpose of the High Density Residential District (R-3) is to stabilize and maintain the residential character of the district for multi-family living with substantial space for cooperatively-used facilities and open spaces.

**USES PERMITTED**

The following uses shall be permitted in the High Density Residential District:

- a) Multi-family uses;
- b) Apartments;
- c) Triplexes;
- d) Group dwellings with more than six residents;
- e) Public schools;
- f) Public parks and playgrounds;
- g) Employee needs housing for more than six unrelated persons;
- h) Residential care facility for more than six unrelated persons;
- i) Special needs housing for more than six unrelated persons;
- j) Transitional and/or supportive housing for more than six unrelated persons;
- k) Emergency homeless shelter;
- l) Accessory buildings;
- m) Small family daycare
- n) Home occupations; and
- o) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity.

**USES WHICH REQUIRE USE PERMIT APPROVAL**

The following uses shall be permitted in the High Density Residential District subject to securing a use permit:

- a) Parochial schools;
- b) Private academic schools when teaching an approved academic curriculum;
- c) Churches and public uses;
- d) Public utility uses;
- e) Mobile home subdivisions (subject to requirements of Article 17 of Chapter 3);
- f) Ducks, pigeons, geese, and chickens serving as household pets, specifically 4H and FFA animal projects, in a number deemed appropriate;
- g) Large family daycare homes; and
- h) A not for profit membership or charitable organization provided the chief activity is not customarily carried on as a business.

## **SETBACKS**

The minimum setback from property lines for structures and fences and walls exceeding three (3') feet in height except as otherwise provided for in this code, shall be as follows:

- a) Front yard: Fifteen (15') feet except that for lots that front on a cul-de-sac bulb the setback may be reduced to ten (10') feet.
- b) Side yards:
  - a. Interior – Five (5') feet; fence zero (0') feet.
  - b. Street – Ten (10') feet for building (0') feet except that on reverse corner lots, twenty (20') feet for building structures and fence fifteen (15') feet.
  - c. Where a dwelling unit is located on a lot so that the main entrance is located on the side of the building, the required side setback, from the front setback line to such entrance, shall be not less than ten (10') feet.
- c) Rear yards: Ten (10') feet except where abutting a lot zoned for lower density than the setbacks required in that zone shall apply; fences zero (0') feet.

## **HEIGHT LIMITS**

The maximum height of buildings in the High Density Residential District shall be fifty (50') feet; provided, however, no structure shall be erected to a height over thirty (30') feet within fifty (50') feet of any Low Density Residential (R-1) or Medium Density Residential (R-2) District boundary.

## **BUILDING SITES**

Three (3) dwelling units shall be permitted for the first six thousand (6,000) square feet. One dwelling unit shall be permitted per each one thousand five hundred (1,500) square feet over the required area for three (3) dwelling units (maximum density thirty (30) with an average of twenty (20) dwelling units per net acre).

## **LOT WIDTHS**

The width of lots for dwellings and structures in the High Density Residential District shall be a minimum of seventy five (75') feet.

## **LOT COVERAGE**

Not more than seventy (70%) percent of the total lot area of a lot in the High Density Residential District shall be devoted to main and accessory building areas, parking areas, driveways, and patios. The remaining thirty (30%) percent of the total lot area shall be devoted to landscaping, lawns, and outdoor recreational facilities incidental to residential developments, such as swimming pools, tennis courts, putting greens.

## **OPEN SPACE**

The following density and open space requirements shall apply in the High Density Residential District:

- a) Not less than 200 square feet of open area per family unit shall be provided on the site, which may include landscaped areas, walkways, recreation areas without structures, driveways, or parking spaces.