



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7170
slocity.org

1. MAXIMUM DENSITY

Maximum density applies to lots with an average cross slope of less than 15%.

Maximum Residential Density for Cross-Slope Categories

Table with 7 columns: Average Cross-Slope in %, Maximum Density Allowed (density units per net acre), and sub-columns for zoning categories R-1, R-2, O, C-N, C-T, R-3, R-4, C-R, C-D, C-C, and C-S, M. Rows represent cross-slope percentages: 0-15, 16-20, 21-25, and 26+.

\*See Section 17.16.010, A2b, pg. 36 of the Zoning Regulations for a definition of "net area" and how to determine for specific site.

Density Unit Values

- Studio Apartment = 0.50 unit.
One-bedroom dwelling = 0.66 units
Two-bedroom dwelling = 1.00 unit
Three-bedroom dwelling = 1.5 units
Dwelling with 4 or more bedrooms = 2.00 units

2. MINIMUM YARD REQUIREMENTS

Minimum "other yard" is based on height and orientation of structure. Minimum 5ft. yard is for a structure, which is less than 12ft. high in the R-1 or R-2 zone. (See section 17.16.020 of the Zoning Regulations for minimum yard requirements by zone district and building height.)

3. LOT DIMENSIONS

Lot dimensions shown in the chart are for standard interior lots in a subdivision. In residential subdivisions, corner lots are required to have

a minimum area 15% larger and a minimum width 10ft. wider than would otherwise be required. Some exceptions may apply to condominium subdivisions and lots, which were approved in conjunction with a development plan. (See Section 16.36.160, pg. 94 of the Subdivision Regulations, minimum dimension requirements by zone.)

4. OVERLAY ZONES

(PD) Planned Development (Section 17.50)

The PD zone is intended to encourage imaginative development and effective use of site. It does this by allowing consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, land uses on adjoining properties, and environmental impacts, than the development standards of the underlying zone would produce without adjustment.

(SP) Specific Plan (Section 17.52)

The SP zone is intended to translate the provisions of an adopted specific plan into regulations for the subsequent development of land. It will be applied to areas for which a specific plan has been adopted or where the general plan calls for a specific plan prior to development.

(H) Historical Preservation (Section 17.54)

The H zone identifies parcels, areas, or structures that (1) are architecturally or historically important, and (2) may be eligible for benefits offered through the City's Historical Preservation Program.

(MU) Mixed Use (Section 17.55)

The MU zone is intended primarily to provide additional housing opportunities (including affordable housing opportunities), secondly to promote a compact City, and to reduce auto travel by providing services, jobs, and housing proximity. The City desires the safety provided by having residential components in commercial areas.

(S) Special Consideration (Section 17.56)

The S zone requires approval of an administrative use permit, which is intended to assure compatibility of the use with its surroundings or conformance with the general plan, or to determine if a proposed development solves unique site specific problems such as noise, flood, airport hazards, fire hazard, severe slope instability, or to protect areas of scenic or ecological sensitivity.



**Community Development**

919 Palm Street, San Luis Obispo, CA 93401-3218  
 805.781.7170  
[slocity.org](http://slocity.org)

# Residential Development Standards

The following are general building site, zoning and setback requirements for the individual zone districts. These requirements cover the most common situations, but special circumstances may exist and the Planning Division should be consulted. Any questions regarding these requirements should be reviewed with the Planning Division, which is located at the Community Development Department, 919 Palm Street, San Luis Obispo, 93401, Phone Number: (805) 781-7170.

STANDARDS	R-1 LOW DENSITY	R-2 MEDIUM DENSITY	R-3 MEDIUM-HIGH DENSITY	R-4 HIGH DENSITY
MAXIMUM DENSITY (Units/Net Acre) <sup>1</sup>	7 units/net acre	12 units/net acre	18 units/net acre	24 units/ net acre
MINIMUM STREET YARD	20 feet	20 feet	15 feet	15 feet
MINIMUM OTHER YARD <sup>2</sup>	5 feet	5 feet	5 feet	5 feet
MAXIMUM BUILDING HEIGHT (Feet)	25 feet 35 feet if Director approves administrative use permit	35 feet	35 feet	35 feet
MINIMUM LOT AREA (Sq. Ft.) <sup>3</sup>	6,000	5,000	5,000	5,000
MINIMUM LOT WIDTH (Feet) <sup>3</sup>	50 feet	50 feet	50 feet	50 feet
MINIMUM LOT DEPTH (Feet) <sup>3</sup>	90 feet	80 feet	80 feet	90 feet
MAXIMUM LOT COVERAGE	40%	50%	60%	60%
MINIMUM LOT FRONTAGE	20 feet	20 feet	20 feet	40 feet
PARKING	2 spaces, 1 covered	1 per studio apt.; 1.5 for 1st bdrm plus .5 for each add'l bdrm; plus 1 for each 5 units for projects with more than 5 units	1 per studio apt.; 1.5 for 1st bdrm plus .5 for each add'l bdrm; plus 1 for each 5 units for projects with more than 5 units	1 per studio apt.; 1.5 for 1st bdrm plus .5 for each add'l bdrm; plus 1 for each 5 units for projects with more than 5 units

For a list of allowed uses for each zone refer to Zoning Regulations Ch. 17.22, Table 9: Uses allowed by Zone



**Community Development**

919 Palm Street, San Luis Obispo, CA 93401-3218  
 805.781.7170  
[slocity.org](http://slocity.org)

# Office, Open Space, and Industrial Development Standards

The following are general building site, zoning and setback requirements for the individual zone districts. These requirements cover the most common situations, but special circumstances may exist and the Planning Division should be consulted. Any questions regarding these requirements should be reviewed with the Planning Division, which is located at the Community Development Department, 919 Palm Street, San Luis Obispo, 93401, Phone Number: (805) 781-7170.

For a list of allowed uses for each zone refer to Zoning Regulations Ch. 17.22, Table 9: Uses allowed by Zone

STANDARDS	C/OS CONSERVATION OPEN SPACE	O OFFICE	PF PUBLIC FACILITY	M MANUFACTURING
MAXIMUM DENSITY (Units/Net Acre) Table 1, Pg. 30 Zoning Regulations: Maximum Density for Cross-Slope	1 unit per 5 or more acres (or as specified by the Zoning Map Designation)	12 units/acre	N/A	24 units/acre
MINIMUM STREET YARD	20 feet	15 feet	As provided in zone of adjacent lot	5' if no building adjoins 10' for building <20' 15' for building >20'
MINIMUM OTHER YARD Table 4 Pg. 32 Zoning Regulations Table 5, Pg. 32 Zoning Regulations	20 feet	10 feet	As provided in zone of adjacent lot	As provided in zone of adjacent lot
MAXIMUM BUILDING HEIGHT (Feet)	35 feet	25 feet 35 feet if Director approves administrative use permit	35 feet	35 feet
MINIMUM LOT AREA (Sq. Ft.)	5 acres or more as required by zone	5,000	6,000	9,000
MINIMUM LOT WIDTH (Feet)	200	50	60	60
MINIMUM LOT DEPTH (Feet)	200	80	90	100
MAXIMUM LOT COVERAGE	20%	60%	60%	75%
MINIMUM LOT FRONTAGE	50	20	40	40
PARKING REQUIRED Table 6, Pg. 43 of Zoning Regulations, Parking Requirements By Use	N/A	Based on type of Use	Based on type of Use	Based on type of Use



**Community Development**

919 Palm Street, San Luis Obispo, CA 93401-3218  
 805.781.7170  
[slocity.org](http://slocity.org)

# Commercial Development Standards

The following are general building site, zoning and setback requirements for the individual zone districts. These requirements cover the most common situations, but special circumstances may exist and the Planning Division should be consulted. Any questions regarding these requirements should be reviewed with the Planning Division, which is located at the Community Development Department, 919 Palm Street, San Luis Obispo, 93401, Phone Number: (805) 781-7170.

STANDARDS	C-N NEIGHBORHOOD COMMERCIAL	C-R RETAIL COMMERCIAL	C-C COMMUNITY COMMERCIAL	C-D DOWNTOWN COMMERCIAL	C-T TOURIST COMMERCIAL	C-S SERVICE COMMERCIAL
MAXIMUM DENSITY (Units/Net Acre) <sup>1</sup>	12 units/acre	36 units/acre	36 units/acre	36 units/acre	12 units/acre, including dwellings in motels, but not other hotel units	24 units/acre
MINIMUM STREET YARD	10 feet	As provided in zone of adjacent lot	As provided in zone of adjacent lot	As provided in zone of adjacent lot	As provided in zone of adjacent lot	5' if no building adjoins 10' for building <20' high 15' for building > 20' high
MINIMUM OTHER YARD <sup>2</sup>	5 feet	As provided in zone of adjacent lot	As provided in zone of adjacent lot	As provided in zone of adjacent lot	As provided in zone of adjacent lot	As provided in zone of adjacent lot
MAXIMUM BUILDING HEIGHT (Feet)	35 feet	45 feet	35 feet	50 feet	45 feet	35 feet
MINIMUM LOT AREA (Sq. Ft.) <sup>3</sup>	6,000	9,000	6,000	3,000	9,000	9,000
MINIMUM LOT WIDTH (Feet) <sup>3</sup>	60 feet	60 feet	60 feet	25 feet	60 feet	60 feet
MINIMUM LOT DEPTH (Feet) <sup>3</sup>	90 feet	100 feet	90 feet	50 feet	100 feet	100 feet
MAXIMUM LOT COVERAGE	75%	100%	75%	100%	75%	75%
MINIMUM LOT FRONTAGE	40 feet	40 feet	40 feet	15 feet	40 feet	40 feet
PARKING REQUIRED	Based on Type of Use	Based on Type of Use	Based on Type of Use	Based on Type of Use	Based on Type of Use	Based on Type of Use

For a list of allowed uses for each zone refer to Zoning Regulations Ch. 17.22, Table 9: Uses allowed by Zone