

**Chapter 19.28  
R-3 – APARTMENT RESIDENTIAL ZONE**

Sections:

- 19.28.010 Purpose.**
- 19.28.070 Area, lot width and yard requirements.**

**19.28.010 Purpose.**

The purpose of the R-3 zone is to provide appropriate locations where apartment house neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment, with appropriate environmental amenities such as open areas, landscaping and off-street parking. To this end, the regulations permit, ~~in accordance with the respective density districts,~~ multiple dwellings ranging from garden apartments to multi-story apartment houses, and necessary public services and activities subject to proper controls. Also permitted, subject to special control, are certain retail and service activities intended for the convenience and service of the residents of the district. (Ord. 3153 § 2 (Exh. A), 2010)

**19.28.070 Area, lot width and yard requirements.**

A. The following minimum area, lot width and yard requirements shall be observed, except as provided in CVMC [19.16.020](#) and [19.16.080](#), and as modified for conditional uses. The minimum requirements shall be designated on the zoning map.

District Classification	Building Site (sq. ft.)	Site Width (ft.)	Area per Dwelling (sq. ft.)	Setbacks in Feet				
				Front (3)	Exterior Side Yard	One Interior Side Yard	Both Interior Side Yards	Rear
R-3	7,000	65	1,350(4)	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-M	7,000	65	2,000(4)	15(1)	10(1)	5(2)	10(2)	15(2)

				Setbacks in Feet				
District Classification	Building Site (sq. ft.)	Site Width (ft.)	Area per Dwelling (sq. ft.)	Front (3)	Exterior Side Yard	One Interior Side Yard	Both Interior Side Yards	Rear
R-3-T	2,000	22	2,000	15(1)	10(1)	0	0	20
R-3-G	7,000	65	2,500	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-H	10,000	80	800	15(1)	10(1)	20(2)	50(2)	20(2)
R-3-L	7,000	65	3,500	15(1)	10(1)	5(2)	10(2)	15(2)

The following are exceptions to the above chart:

1. Front yards: The front setback shall not be less than that specified on the building line map. The setback requirements shown on the adopted building line map for Chula Vista shall take precedence over the setbacks required in the zoning district.
  
2. Side and rear yards: Side and rear yard requirements shall be increased an additional two feet for 25-foot-high structures (this dimension shall include the roof), and shall be increased at the rate of two feet for each story above 25 feet. Exception: When adjacent to an R-1, R-E or R-2 zone, the side yard setback shall be increased to 15 feet for any structure over one story or 15 feet in height, with an additional two-foot setback required for each story above 25 feet in height. In those cases where the rear yard abuts an R-3, commercial or industrial zone, the Planning Commission may grant up to a 10-foot reduction in the rear yard setback; provided, it is found that the affected open space has been transferred to a more beneficial location on the lot.
  
3. A front yard of 25 feet shall be required for all parcels fronting upon streets designated as major or secondary thoroughfares on the adopted Chula Vista General Plan; provided, however, that private patios and one-story portions of main buildings not exceeding 15 feet in height shall be permitted within said required front yard exclusive of the front 15 feet of said required front yard which shall be reserved for screening materials and landscaping. Said required front yard setback shall be increased an additional five feet for each story in excess of three stories.
  
- ~~4. The net residential density permitted under the "Area per Dwelling" column of this section's table is maximum. On lots containing less than 15,000 square feet, the net area required for~~

each dwelling unit established within the R-3 and R-3-M zones shall also be governed by the standards contained within the following table:

**Area requirements per dwelling unit based upon lot area and the number of bedrooms per dwelling unit**

<b>REQUIRED AREA PER DWELLING UNIT (Square feet)</b>								
<b>Lot Area (sq. ft.)</b>	<b>Studio and One Bedroom</b>		<b>Two Bedroom</b>		<b>Three Bedroom</b>		<b>Four Bedroom or more</b>	
	<b>R-3</b>	<b>R-3-M</b>	<b>R-3</b>	<b>R-3-M</b>	<b>R-3</b>	<b>R-3-M</b>	<b>R-3</b>	<b>R-3-M</b>
15,000 or more	1,350	2,000	1,430	2,080	1,510	2,160	1,590	2,240
10,000 to 14,999	1,500	2,200	1,580	2,280	1,660	2,360	1,740	2,440
7,000 to 9,999	1,700	2,500	1,780	2,580	1,860	2,660	1,940	2,740
Less than 7,000	2,000	3,000	2,080	3,040	2,160	3,120	2,240	3,200

B. In the R-3, R-3-M, R-3-T, R-3-G, and R-3-L zones, coverage shall not exceed 50 percent of the area of the site. In the R-3-H zone, coverage shall not exceed 25 percent of the site.