

Database Schema

Example Zoning and Development Summary

Property Details	Specifications
Address / APN / Pincode	135 N OAK ST INGLEWOOD CA 90301 / 4018-009-019
Zoning	R3 (Residential Multi-Family)
Plot Area	9592 sqft
Height Limit	40 ft (exceed three stories)
Dimensions	Depth: 80 ft, Width: 119.94 ft
Setbacks	Front: 15 ft, Back: 15 ft, Both Sides: 7.5 ft
Permitted Uses	Townhouse, Condominium, Affordable Housing, Assistant Living, Single-Family Residence
Parking Requirements	To be determined based on local zoning code
Accessory Dwelling Units (ADUs)	Yes, ADUs are allowed (subject to guidelines). Examples include: 2 detached or 1 attached unit.
ADU Size Limits	Maximum 1,200 sqft per ADU.
JADU SIZE LIMITS	Minimum 150 sqft & Maximum 500 sqft or 50% of exiting SFD, Whichever is smaller.
Residential Parking:	Spaces must be on the same property, no more than 200 ft away from the home entrance
Building sqft :	1036 sqft.

Zoning Details

Zoning Type (R3)

- **Definition:** Typically, R3 zoning permits multi-family homes and may allow additional uses such as ADUs (Accessory Dwelling Units).

- **Height:** Up to 40 ft (can accommodate 2 or 3 stories, depending on design and regulations).
- **Setbacks:**
 - Front: 15 ft
 - Back: 15 ft
 - Sides: 7.5 ft each
- **Plot Area:** 9592 sqft (subject to slight variations).

Permitted Uses:

1. **Townhouses:**

lot area: 2500sqft

Height : 40sqft

Units : 3-5 units

Floor: 3 stories

Depth : 80 ft

Width: 119.94 ft

2. **Condominiums:.**

lot area: 2500sqft

Height : 40sqft

Units : 3-5 units

Floor: 3 stories

Depth : 80 ft

Width: 119.94 ft

3. **Affordable Housing:** Feasible under specific incentives or waivers for low-income housing projects.

4. **Assistant Living:** Often requires conditional use permits.

5. **Single-Family Residences:** Allowed by default.

ADU Possibilities

Can ADUs Be Built?

- **Yes**, ADUs (Accessory Dwelling Units) can be added to the property, either **attached** or **detached**.

Examples:

1. **Detached ADUs:** Up to **2 detached units** (subject to local ADU laws and plot capacity).
2. **Attached ADUs:** Single attached unit permissible if integrated into the primary structure.

Size Limits:

- Maximum **1,200 sqft** per ADU.
 - Total ADU area may depend on FAR (Floor Area Ratio) and local building codes.
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Questions to Clarify

1. **Parking Spaces:** How many spaces are required per unit? (Varies by zoning.)
 2. **Lot Coverage:** What percentage of the lot can be built upon? (Typically governed by zoning rules.)
 3. **Additional Permits:** Are conditional use permits required for assistant living or multi-family developments?
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Junior Accessory Dwelling Unit (JADU) Regulations:

1. **Location:**
 - Allowed in zones that permit residential units.
 - Must be on a lot with an existing single-family dwelling (SFD).
2. **Development Standards:**
 - Must include an efficiency kitchen (per State law).
 - Can share a bathroom with the main dwelling.
3. **Size:**
 - Minimum: 150 sq. ft.
 - Maximum: 500 sq. ft. or 50% of the existing SFD, whichever is smaller.

4. Setbacks and Height:

- Follow the setback and height requirements of the zone.

5. Design:

- Must match the main dwelling's design, including roof pitch, window casing, color, and exterior finish.

6. Owner Occupancy:

- The home must be owner-occupied (either in the main home or the JADU), with some exceptions for government agencies or housing organizations.
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Density Bonus Regulations:

Type of Housing Unit	Amount of Units Required for Bonus	Density Bonus Provided to Developer	Additional Density Bonus that May Be Available to Developer
Very low income	5%	20%	2.5% bonus for every 1% above 5% (maximum bonus of 35%)
Lower income	10%	20%	1.5% bonus for every 1% above 10% (maximum

			bonus of 35%)
Senior housing development	Minimum of 35 units	20%	None available
Moderate income common interest development	10%	5%	1% bonus for every 1% above 10% (maximum bonus of 35%)

1. Eligibility for Density Bonus:

- **Very low income:**
 - 5% of units for a 20% bonus.
 - Additional 2.5% bonus for every 1% above 5% (up to 35%).
- **Lower income:**
 - 10% of units for a 20% bonus.
 - Additional 1.5% bonus for every 1% above 10% (up to 35%).
- **Senior housing:**
 - Minimum 35 units for a 20% bonus (no additional bonus).
- **Moderate income (common interest development):**
 - 10% of units for a 5% bonus.
 - Additional 1% bonus for every 1% above 10% (up to 35%).

2. Conversion of Market Rate Apartments to Condominiums:

- Provide 33% of units to lower/moderate income or 15% to lower income, plus cover City's administrative costs, to receive a 25% density bonus or equivalent incentives.
- Bonus units must be within the existing structure.
- Proposals for conversion can be submitted before a subdivision application.

3. Land Donation for Subdivision or Residential Development:

- Applicants who donate land to the City may be entitled to a density bonus.

4. Child Day Care Facility:

- Applicants who include a child daycare facility can receive additional incentives or increased lot size.

5. Unit Calculations:

- Fractional units in density bonus calculations will be rounded up to the next whole number.

6. Quality of Affordable Units:

- Affordable units in market-rate developments must be of similar design and quality as market-rate units, though interior finishes may differ.
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Residential Parking Requirements:

Residential Parking: Spaces must be on the same property, no more than 200 ft away from the home entrance.

1. Three or More Units:

- 2 enclosed spaces per unit.

2. Dorms, Fraternity Houses:

- 2 spaces + 1 per bedroom.

3. Senior Citizen Housing:

- 1.5 enclosed spaces per unit.

4. Convalescent Facilities:

- 2 spaces + additional spaces for beds/rooms.

5. Trailer Parks:

- 1 space per trailer site and 1 space per 2 sites.
- 6. **Live-Work Units:**
 - Parking as needed for the non-residential part of the unit.
- 7. **Visitor Parking:**
 - 1 space for every 3 units for multiple-unit or live-work facilities.
- 8. **Accessory Dwelling Units (ADUs):**
 - No parking required if within 1/2 mile of transit.

Residential Driveways:

1. **Paving:** All residential driveways must be paved with Portland cement concrete.
2. **Location:**
 - Driveways must provide direct access to a garage or parking area.
 - They must be on the same lot as the parking spaces.
 - Driveways should be at least 70 feet apart if there are multiple driveways.
 - Circular driveways are allowed only for properties with a 30-ft setback and 100 ft of street frontage. They must be single-width and no closer than 75 feet at each entry point.
3. **Size:**
 - Single driveways: 10-12 feet wide.
 - Double driveways: 18-22 feet wide (16 feet if for a two-car garage).
4. **Number:**
 - One driveway maximum for properties with up to 4 units.
 - For more than 4 units, the number of driveways depends on the number of parking spaces.

SB9

To determine if the property at **135 N Oak St, Inglewood, CA 90301 (APN: 4018-009-019)** qualifies under SB 9:

1. **Eligibility**

- Check if the property is zoned R-1 (single-family).
- Confirm it's not in restricted areas (e.g., flood zones, historic districts).

2. Lot Split Rules

- Each new lot must be at least 1,200 sq. ft.
- Smaller lot must be at least 40% of the original.
- Owner must live on-site for 3 years after the split.

3. Development Rules

- Up to 2 units per lot allowed.
- 4-foot side/rear setbacks may apply.
- 1 parking space per unit unless near transit.

4. Application

- Submit a survey and plans to the city.
- Pay fees and follow local regulations.

TABLE

PROPERTIES:

CREATE TABLE Properties (
property_id INT IDENTITY(1,1) PRIMARY KEY,	-- Unique
identifier for the property	
address VARCHAR(255) NOT NULL,	-- Full address
of the property	
apn VARCHAR(50) NOT NULL,	-- Assessor
Parcel Number (APN)	
pincode VARCHAR(20) NOT NULL,	-- ZIP code or
postal code of the property	
zoning VARCHAR(50) NOT NULL,	-- Zoning type
(e.g., R1, R2, etc.)	
plot_area_sqft DECIMAL(10, 2) NOT NULL,	-- Total area of
the plot in square feet	
height_limit_ft INT NOT NULL,	-- Maximum
allowed building height in feet	
depth_ft DECIMAL(10, 2) NOT NULL,	-- Depth of the
property in feet	
width_ft DECIMAL(10, 2) NOT NULL,	-- Width of the
property in feet	


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        building_sqft INT NOT NULL                -- Total building
square footage
);

```

SETBACKS:

```

CREATE TABLE Setbacks (
    setback_id INT IDENTITY(1,1) PRIMARY KEY,      -- Unique
    identifier for setback data
    property_id INT NOT NULL,                      -- Foreign key
    referencing Properties table
    front_ft DECIMAL(10, 2) NOT NULL,              -- Front setback
    in feet
    back_ft DECIMAL(10, 2) NOT NULL,               -- Back setback
    in feet
    side_ft DECIMAL(10, 2) NOT NULL,               -- Side setback
    in feet
    CONSTRAINT FK_Setbacks_Properties FOREIGN KEY (property_id) REFERENCES
Properties(property_id)
);

```

PERMITTED USES:

```

CREATE TABLE Permitted_Uses (
    use_id INT IDENTITY(1,1) PRIMARY KEY,          -- Unique
    identifier for the use type
    property_id INT NOT NULL,                      -- Foreign key
    referencing Properties table
    use_type VARCHAR(100) NOT NULL,               -- Type of
    permitted use (e.g., Townhouse, ADU)
    max_height_ft INT,                            -- Maximum height
    allowed for this use
    additional_notes TEXT,                        -- Notes specific
    to this use case
    CONSTRAINT FK_PermittedUses_Properties FOREIGN KEY (property_id)
REFERENCES Properties(property_id)
);

```

ADU & JADU:

```

CREATE TABLE ADU_JADU_Details (
    adu_id INT IDENTITY(1,1) PRIMARY KEY,          -- Unique
    identifier for ADU details
    property_id INT NOT NULL,                      -- Foreign key
    referencing Properties table
    adu_type VARCHAR(50) CHECK (adu_type IN ('Attached', 'Detached')), --
- Type of ADU
    adu_count INT NOT NULL,                       -- Number of ADUs
    allowed
    adu_max_sqft DECIMAL(10, 2) NOT NULL,         -- Maximum size
    of ADUs in square feet
    jadu_count INT NOT NULL,                      -- Number of
    JADUs allowed
    jadu_max_sqft DECIMAL(10, 2) NOT NULL,        -- Maximum size
    of JADUs in square feet

```

```

        CONSTRAINT FK_ADU_JADU_Properties FOREIGN KEY (property_id) REFERENCES
Properties(property_id)
);

```

PARKING REQUIREMENTS & DENSITY BONUS:

```

CREATE TABLE Parking_Requirements_and_Density_Bonus (
    parking_id INT IDENTITY(1,1) PRIMARY KEY,          -- Unique
    identifier for parking data
    property_id INT NOT NULL,                          -- Foreign key
    referencing Properties table
    parking_spaces INT NOT NULL,                      -- Total number
    of parking spaces required
    eligible_for_bonus BIT NOT NULL,                  -- Whether the
    property is eligible for a density bonus (1 = Yes, 0 = No)
    bonus_type VARCHAR(50),                          -- Type of bonus
    ('Very Low Income', 'Senior Housing', etc.)
    bonus_percentage INT,                             -- Bonus
    percentage for density increase
    CONSTRAINT FK_Parking_Requirements_Properties FOREIGN KEY
    (property_id) REFERENCES Properties(property_id)
);

```

DATA INSERTION:

```

INSERT INTO Properties (property_id, address, apn, pincode, zoning,
plot_area_sqft, height_limit_ft, depth_ft, width_ft, building_sqft)
VALUES (3, '135 N OAK ST, Inglewood, CA 90301', '4018-009-019', '90301',
'R3', 9592, 40, 80, 119.94, 1096);

```

```

INSERT INTO Setbacks (setback_id, property_id, front_ft, back_ft, side_ft)
VALUES (1, 1, 15, 15, 7.5);

```

```

INSERT INTO Permitted_Uses (use_id, property_id, use_type, max_height_ft,
additional_notes)
VALUES
(1, 1, 'Townhouse', 40, 'Height allowed for 3 stories'),
(2, 1, 'ADU', 40, 'Up to 2 detached or 1 attached ADU allowed.');
```

```

INSERT INTO adu_jadu_details (property_id, adu_type, adu_count,
adu_max_sqft, jad_u_count, jad_u_max_sqft)
VALUES
(1, 'Detached', 2, 1200, 0, NULL),
(1, 'Attached', 1, 1200, 2, 500);

```

```

INSERT INTO parking_requirements_and_density_bonus (property_id,
parking_spaces, eligible_for_bonus, bonus_type, bonus_percentage)
VALUES
(1, 16, 1, 'Very Low Income', 20),
(1, 8, 1, 'Senior Housing', 10);

```

```

INSERT INTO Parking_Requirements (property_id, parking_spaces)
VALUES
(1, 10), -- Property ID 1: 10 parking spaces required

```

```
(2, 5), -- Property ID 2: 5 parking spaces required
(3, 8), -- Property ID 3: 8 parking spaces required
(4, 12), -- Property ID 4: 12 parking spaces required
(5, 7); -- Property ID 5: 7 parking spaces required
```

```
SELECT
    p.property_id,
    p.address,
    p.apn,
    p.pincode,
    p.zoning,
    p.plot_area_sqft,
    p.height_limit_ft,
    p.depth_ft,
    p.width_ft,
    p.building_sqft,

    -- Setbacks
    s.front_ft AS front_setback,
    s.back_ft AS back_setback,
    s.side_ft AS side_setback,

    -- Permitted Uses
    pu.use_type AS permitted_use,
    pu.max_height_ft AS permitted_max_height,
    pu.additional_notes AS permitted_use_notes,

    -- ADU/JADU Details
    ajd.adu_type,
    ajd.adu_count,
    ajd.adu_max_sqft,
    ajd.jadu_count,
    ajd.jadu_max_sqft,

    -- Parking and Density Bonus
    pr.parking_spaces,
    pr.eligible_for_bonus,
    pr.bonus_type,
    pr.bonus_percentage
FROM
    Properties p
LEFT JOIN
    Setbacks s ON p.property_id = s.property_id
LEFT JOIN
    Permitted_Uses pu ON p.property_id = pu.property_id
LEFT JOIN
    ADU_JADU_Details ajd ON p.property_id = ajd.property_id
LEFT JOIN
    Parking_Requirements_and_Density_Bonus pr ON p.property_id =
pr.property_id
WHERE
```

```
    p.property_id = 1; -- Replace with the desired property_id to filter
results
```