Single Family Residential Zones

(see separate handout for RHR Zone and properties exceeding 10% average slope)

Lot Standards

Zone	Minimum Lot Area (square feet)	Minimum Lot Width*	Minimum Lot Depth
R-1	7,500	70'	100'
E-3	8,000	70'	
E-4	8,500	75'	
E-5	10,500	85'	
E-6	12,500 15,000 if average slope >10%	100'	
E-7	varies; see zoning map	100'	

*Minimum lot width for lots fronting on a cul-de-sac is 75' in all R and E zones

Size

(Note: lots exceeding 10% average slope are subject to the lot coverage requirements of the RHR zone and not these requirements)

- Maximum Floor Area Ratio (FAR) is 0.35
- FAR equals gross square footage of all structures divided by lot area
  - Includes all detached garages, accessory buildings, and covered patios
  - Does *not* include up to 400 square feet of attached garage
  - Does *not* include open patios with open/lattice covering
- Maximum 2nd floor area is 75% of first floor area, not including up to 400 square feet of attached garage
  - 2nd stories require Planning Commission approval through the Development Plan Review process

Height

- Maximum 2 stories / 25'
  - Measured from finish grade at nearest wall to top of roof
  - Exceptions to height limit: chimneys and antennas
- Roof-mounted equipment is prohibited except for solar collector equipment and antennas

Setbacks

Zone	Minimum Front Setback*	Minimum Side Setback	Minimum Street Side Setback	Minimum Rear Setback
R-1	20'	5'	10'	25'
E-3	25'	7'**	15'	35'
E-4				
E-5				
E-6				
E-7				

*For infill development, minimum front setback is average of two adjacent houses, but no less than minimum specified

**Additions may match existing side setbacks if less than 7' but may be no less than 5'

Feature	Setback Encroachment Allowed
Architectural features including cornices, belt courses, fireplaces, eaves, bay windows	*All yards:* up to 2' into setback
Unroofed decks, patios, porches, landings, steps, walks, and driveways up to 36 inches above finish grade	*All yards:* up to property line
Canopies and awnings without supports from the ground	*Front and rear yards:* up to 4' into setback *Side yards:* up to within 3' of property line
Open patio structures attached to residence	*Rear yard:* up to within 10' of property line
Swimming pools	*Side and rear yards:* up to within 6' of property line
Flag poles	*Front and rear yards:* up to 25% into setback
Mechanical equipment	*Side and rear yards:* up to within 3' of property line
Detached accessory buildings	*Side and rear yards:* up to within 3' of property line if separated from residence by at least 6' (does not apply to second kitchen units)

Setbacks (continued)

- Front and street side setback areas must be landscaped with drought-tolerant plants and watered by an automatic irrigation system
- All mechanical equipment must be screened from public view

Parking and Driveways

- Required parking: two parking spaces located in a garage; 20' x 20' minimum inside dimensions
- Minimum 25' clear backup area for all parking spaces
- Paved driveway must lead to parking; 8' minimum width and 8' minimum vertical clearance
- Carports (if provided) must be located at least 40' from any street and no closer to the street than the main residence, except when integrated into the design of the main residence
- Uncovered parking (if provided)
  - Minimum size 9' x 20'; 10' x 20' if located next to a wall
  - Cannot be located in front or street side setback
- Recreational vehicle parking
  - See separate handout for requirements
- Guest houses and second kitchen units
  - See separate handout for requirements

Fence and Wall Heights

Location	Maximum Height*
Within the front setback area	• 4' if at least 50% open, or no more than 3' is not open and top 1' is at least 50% open • 3' if not open
All other areas	6'

*Measured from highest abutting finish grade

Detached Accessory Buildings

Standard	Maximum/Minimum
Maximum number of buildings	2 (includes open patios with solid or lattice covering)
Maximum combined size	900 square feet (not including second kitchen unit)
Minimum distance from main residence	6'
Minimum front and street side setback	as specified for main residence, and no closer to the street than the main residence
Minimum side and rear setback	3' (except second kitchen units; see separate handout)
Maximum height	1 story / 15'

Guest Houses

- Guest houses are detached accessory buildings used as temporary living quarters by nonpaying guests of the residents of the main residence
- See separate handout for requirements

Second Kitchen Units

- Second kitchen units may be used and rented as full-time living quarters and may be detached accessory buildings or attached to the main residence
- See separate handout for requirements

Minor Modifications

The Planning Director may approve exceptions to the above requirements as follows. An application fee and public notice are required.

- Reduce any setback by up to 15%
- Allow up to 5% increase in FAR
- Allow fence or wall height increase up to 15%
- Allow roof-mounted mechanical equipment when no feasible alternative is available