

(Ord. 6198 § 1, 2020; Ord. 5974 § 7, 2018; Ord. 5428 § 1, 2014.)

### 19.10.030 Residential zone general development standards.

**Alert:** This item has been affected by: [Ordinance 6476](#). See the [CodeAlert](#) page for details on recent amendments and newly-added provisions.

**A. Residential Development Standards.** Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

#### RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District					
	R1	RS with attached sidewalk <sup>(10)</sup>	RS with separated sidewalk <sup>(8), (10)</sup>	R2	R3 <sup>(2)</sup>	RMU
Area, interior lot	6,000 sq ft	4,500 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None <sup>(7)</sup>
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
<b>Residential Density</b>						
Maximum number of primary dwelling units per lot	1 dwelling	1 dwelling	1 dwelling	2 dwellings <sup>(1)</sup>	As provided by General Plan, but a minimum of 3 dwellings	As provided by General Plan
Maximum number of accessory/junior dwelling units per lot <sup>(11)</sup>	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings
See Chapter 19.22 for accessory structure development standards for the following standards						
<b>Setbacks</b> (minimum)						

	Requirement by Zoning District					
	R1	RS with attached sidewalk <sup>(10)</sup>	RS with separated sidewalk <sup>(8)</sup> , (10)	R2	R3 <sup>(2)</sup>	RMU
Front <sup>(9)</sup>	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth <sup>(6)</sup>	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a PUE; 15 ft to second floor living space; 18 ft minimum driveway depth <sup>(6)</sup>	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	None <sup>(7)</sup>
Sides <sup>(9)</sup>	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor	5 ft interior; 10 ft street side on first floor; 13 ft street side on second floor	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all street frontages	None <sup>(7)</sup>

Rear	20% of lot depth; need not exceed 20 ft; 10 ft minimum <sup>(3)</sup>	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided <sup>(4)</sup>	10 ft minimum with minimum useable open space of 500 sq ft <sup>(4)</sup>	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None <sup>(7)</sup>
<b>Lot Coverage (primary buildings)</b>	35% for 2 story; 45% for 1 story	None <sup>(4)</sup>	None <sup>(4)</sup>	40%	50%	None <sup>(7)</sup>
<b>Height Limits</b>	35 ft	35 ft	35 ft	35 ft	45 ft <sup>(5)</sup>	None <sup>(7)</sup>
<b>Additions to the primary structure greater than 700 square feet in area<sup>(12)</sup></b>	May only be permitted upon approval of an Administrative Permit					

**Notes:**

- (1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.
- (2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.
- (3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.
- (4) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.
- (5) Except for units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.
- (6) Minimum driveway depth of 18 feet requires a roll-up garage door.
- (7) As provided in development standard overlay or special area overlay district.
- (8) Sidewalk separated from back of curb by five-foot planter strip.
- (9) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
- (10) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.
- (11) A combination of up to two accessory dwelling/junior accessory dwelling units are permitted within areas zoned to allow single-family, two-family or multi-family residential use provided the lot contains an existing or proposed single-family dwelling, two-family or multi-family unit as defined in Sections [19.08.080\(F\)\(1\)](#) and [\(F\)\(2\)](#) (Residential Use Types) and the accessory dwelling/junior accessory dwelling unit complies with the standards identified in Chapter [19.60](#) (Accessory Dwelling Units). See Chapter [19.60](#) for the maximum number and combination of units allowed per lot. For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.
- (12) Additions (attached or detached) to primary structures that exceed 700 gross square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections [19.74.010](#) and [19.78.020](#). Excludes accessory dwelling units complying with the standards identified in Chapter [19.60](#) (Accessory Dwelling Units).