

**Table A-1: RS/DS Development Standards**

|  | <b>Single Family<br/>with Attached Sidewalk <sup>4</sup></b>   | <b>Single Family<br/>with Separated Sidewalk <sup>2, 4</sup></b>  |
|--|--|---|
| <b>Lot Size</b> (minimum)                  |  |   |
| Area, Interior Lot                         | <i>2,800 square feet</i>   | <i>2,800 square feet<sup>2</sup></i>  |
| Area, Corner Lot                           | <i>3,300 square feet</i>   | <i>3,000 square feet<sup>2</sup></i>  |
| Width, Interior                            | 35 feet  | 35 feet   |
| Width, Corner                              | <i>42.5 feet</i>   | <i>42.5 feet</i>  |
| <b>Permitted Density</b> (maximum per lot) |  |   |
| Residential Density                        | 1 dwelling;<br>1 second unit   | 1 dwelling;<br>1 second unit  |
| <b>Setbacks</b> (minimum)                  |  |   |
| Front <sup>3</sup>                         | <i>14 feet to living space or side wall of garage;<br/>18 feet minimum driveway depth with roll-up garage door</i> | <i>9 feet to living space or side wall of garage;<br/>18 feet minimum driveway depth with roll-up garage door</i> |
| Sides <sup>3, 5</sup>                      | 5 feet interior side<br>12.5 feet street side on corner  | 5 feet interior side<br><i>7.5 feet street side on corner</i>   |
| Rear                                       | <i>10 feet to first story wall<br/>15 feet to second story wall</i>  | <i>10 feet to first story wall<br/>15 feet to second story wall</i>   |
| <b>Coverage</b> (maximum)                  |  |   |
| Site Coverage                              | None and <i>no minimum usable open space required</i>  | None and <i>no minimum usable open space required</i>   |
| <b>Height</b> (maximum)                    |  |   |
| Height                                     | 35 feet  | 35 feet   |
| <b>Other Provisions</b>                    |  |   |
| Front Yard Stagger                         | None required, but optional per unit design  | None required, but optional per unit design   |
| Second story wall separation               | 10 feet  | 10 feet   |
| Two-story unit mix                         | No limit   | No limit  |
| Stagger for third car garages              | 2 feet between third car bay and two-car garage  | 2 feet between third car bay and two-car garage   |

1. Items in *italics* represent modifications to City Zoning Ordinance standards.
2. Sidewalk separated from back of curb by 5-foot planter strip.
3. Front setback (and side setback where adjacent to street) measured from back of walk. If no sidewalk is present, setbacks are measured from back of curb. Minimum separation between two-story elements shall be 10 feet.
4. A DRRS permit (required for subdivisions greater than 7 units per acre) is required for compliance with the standards above.
5. Fence side yard setback is 5 feet from back of walk where facing a street with an attached sidewalk. Fence side yard setback is 2.5 feet from back of walk where facing a street with a detached sidewalk.