

(7) General Provisions and Exceptions. All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.24, General Provisions and Exceptions.

TABLE 1
RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS

Standard	Open Residential R-1-C	Very Low Density R-1-B	Low Density R-1-A	Medium Density R-1	Multiple Dwelling R-2	Multiple Dwelling R-3
Maximum units/acre	up to .2	1	2.2	5.8	10.9 > for Senior	17.7
Lot area (s.f.)	5 acres	1 acre	20,000	7500 ¹	8000 4000/per dwelling unit	8000 2460/per dwelling unit
Lot frontage (feet)	100	50	30	30	30	30
Lot width at front yard setback (feet)	100	100	70	70	70	70
Front setback (feet)	35	30	25	20/ \geq 7500 s.f. 15/ $<$ 7500 s.f.	20	20
Rear setback (feet)	100	50	35	25	25	25
Side setback (feet)	25	20	10 ²	6/ \geq 7500 s.f. ² 5/ $<$ 7499 s.f. ²	6	6
Side setback street side (feet)	25	30	20 ²	15/ \geq 7500 s.f. ² 10/ $<$ 7499 s.f. ²	15	15
Building lot coverage (maximum %)	Evaluated on basis of specific site characteristics	15	25	30—35 ³	35	35
Usable open space (s.f./unit)	NA	NA	NA	NA	300	100
Maximum structure height (ft.)	30	30	30	30	30	35
Floor area ratio (FAR)	NA	NA	.4—.6 ⁴	.4—.6 ⁴	NA	NA

Note: Setback requirements are greater for some conditional uses.

Notes for Table 1:

¹ Or as otherwise shown on a duly approved and recorded subdivision map, which has not been merged pursuant to Section 18.32.110.

² On sideyards of \geq 10 percent grade, one-foot shall be added to the side yard for each two feet of height above the lowest twelve feet of height of a structure on the elevation facing the side yard.

³ \leq 6000 s.f. = 35%

6001—7499 s.f. = Maximum % coverage = 55 - (.0033 x Site Area)

\geq 7500 s.f. = 30% coverage allowed

⁴ The maximum FAR is established by Section 18.08.220(g) for R-1 districts and by Section 18.08.320(g) for R-1-A districts.

(Ord. No. 910, § 13, 4-21-2009; Ord. No. 917, § 6, 1-5-2010)