

17.08.030 - General standards.

The standards shown in the table below outline the minimum standards and parameters for characteristics such as front and rear setback; building lot coverage; parcel size; structure height; the maximum number of attached dwelling units; and other aspects of residential development. Specific Plans and Planned Unit Developments may vary from these standards, as allowed by this Zoning Ordinance and the provisions of state law.

Table 17.08.030

Residential Development Standards¹

	R/A	R/A/H	RR	RR/H	VLDR	LDR	MDR	HDR	MHP	VHDR
Max. Density (Units/Ac.)	1/10 Ac.	1/10 Ac. ²	0-1	0-1 ²	0-2	0-5	0-10	11-23	9-18	24-30
Min. Lot Size (Ac. or s.f.) Single Family Lot 3, 4, 10	10 Ac.	10 Ac.	40,000 s.f.	40,000 s.f.	20,000 s.f.	7,000 s.f. or suffix.	7,000	7,000	N/A	15,000
Min. Lot Size (Ac.) Multi-Family Residential Units	N/A	N/A	N/A	N/A	N/A	7,000	7,000	7,000	N/A	N/A
Min. Lot Width (Feet)	600	600	150	150	100	70	50	150	150	150
Min. Lot Depth (Feet)	600	600	150	150	100	90	75	100	100	100

Min. Front Setback (Feet)	50	50	50	50	35	20	15	15	10	10
Min. Rear Setback (Feet)	50	50	35	35	35	15	10	10	10	10
Min. Side Yard Setback (Feet)	25	25	25	25	15	10	5	5	5	5
Min. Street Side (Feet)	30	30	30	30	20	15	10	10	5	10
Max. Bldg. Coverage (%) ⁹	10	10	15	15	25	40 ⁸	40	40	50	70
Min. Private Outdoor Space (s.f.)	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	200
Min. Common Outdoor Space (s.f.) ⁶	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	200
Maximum Height (stories/feet)	2/35	2/35	2/35	2/35	2/35	2/35	3 /45	4/60	1/25	5/70

Maximum Fence/Wall Height (ft)	6	6	6	6	6	6	6	6	6	6
Floor Area Ratio (FAR) ⁸										
One-story home	.10	.10	.15	.15	.25	.35	.40	.40	.50	.50
Multi-story home	.20	.20	.30	.30	.40	.60	.70	.70	N/A	.70

¹ These standards can be superseded by standards in a Specific Plan, or by the standards provided for Planned Unit Development, under Section 17.08.170.

² The provisions for hillside development and density transfers shall apply.

³ A single family home can be built on an existing legal lot in the R/A, R/A-H, RR, RR/H, VLDR, LDR or MDR zones, providing all single family residential development standards for that zone are met.

⁴ Minimum lot size net of public right-of-way dedication.

⁵ In the LDR Zone, if no suffix is shown on the map. If a suffix is shown on the map, that suffix indicates the minimum lot size.

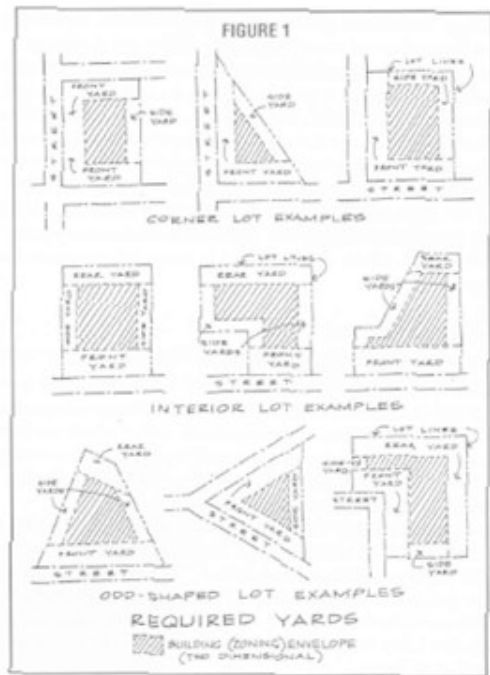
⁶ A minimum of 30% of the net site area must be provided in common outdoor space. See multi-family development standards, Section 17.08.140.

⁷ Maximum height only permitted if Fire Department provides written verification that they can serve.

⁸ Up to 240 square feet of third car garage space is exempted from lot coverage and FAR for lots over 9,500 square feet.

⁹ Golf cart garages are exempted from the building coverage requirements in areas that are adjacent to a golf cart path.

¹⁰ All residentially zoned lots are eligible to apply for ministerial subdivisions under the provisions of Senate Bill 9, the California Housing Opportunity and More Efficiency (HOME) Act pursuant Government Code Section 66411.7.



(Zoning Ord. dated 1/31/06, § 9102.03(1); Ord. No. 1370, § 3.)

(Ord. No. 1404, § 3, 3-10-09; Ord. No. 1492, § 3.2, 1-12-16; Ord. No. 1496, § 3(2), 5-10-16; Ord. No. 1510, § 3(2), 9-11-17; Ord. No. 1600, § 4, 2-27-24)