



DEVELOPMENT REGULATIONS FOR THE R-I ZONE (Single-Family Residence)

For constructing new houses or additions to existing houses, the following regulations apply.
 For a complete description of all regulations, please see Chapter 153 of the Municipal Code (Ordinance 638-C.S.).
 Municipal Code citations are noted in parentheses.

Development Standard	Code Regulation	Notes
General		
Min. Site Area (153.033)	7,260 sq. ft.	<i>For the creation of new lots</i>
Min. Lot Width (153.034)	50' or 55' for corner lots	<i>For the creation of new lots</i>
Min. Lot Depth	No Requirement	
Lot Coverage (153.042)	35%	
Floor Area Ratio (153.043)	35%	
Single-Story		
Front Setback (153.037)	20' - 35' (Average of adjacent homes)	
Side Setback (153.038)	(Total of 16') Minimum of 6 feet on any one side	
Street Side Setback (153.038 B)	12'	<i>Except that a garage structure, attached or detached, with the garage door parallel to the street shall have and maintain a minimum setback of 20 feet from the street side property line.</i>
Rear Setback (153.039)	25'	
Max. Building Height (153.035)	18' for one-story home and 28' for two-story home	
Rear Yard Coverage (For accessory structures) (153.039 C)	50%	<i>Must maintain a minimum 5' rear yard setback.</i>
Garage Space Requirement (153.049)	1 to 4 bedrooms = 2 car garage 5 or 6 bedrooms = 3 car garage 7 or more bedrooms = 4 car garage plus one additional garage space for every 2 additional bedrooms A bedroom is any room which is not a kitchen, dining room, living room, family room, or bathroom and is designated as a bedroom or is capable of being used for sleeping quarters.	<i>Each garage space shall have internal dimensions of 10' x 20'. For new houses or for cumulative additions to existing houses of more than twenty-five percent (25%) of the existing floor area.</i>
Distances Between Buildings (153.041)	6' from the closet points of the building or structure walls. 4' shall be maintained between eave overhangs, chimneys, bay windows or any other architectural feature.	

Detached Garage and Accessory Structure		
Side & Rear (153.126.A)	5'	
Height (153.035 B)	15' or height of main residence, whichever is less	
Other Requirements (153.126)		

2-Story Homes		
Front Setback (153.040)	20' – 35' (Average of adjacent homes) and within the angled plane of 45 degrees	<i>The angled degree is to be measured from the front property line at the building pad elevation.</i>
Side Setback (153.040)	2 nd floor shall be a minimum of 10' both sides or within the angled plane of 45 degrees	<i>The angled degree is to be measured from the side property lines 10' above the building pad elevation.</i>
Street Side Setback (corner lots) (153.038)	12'	<i>Except that a garage structure, attached or detached, with the garage door parallel to the street shall have and maintain a minimum setback of 20 feet from the street side property line.</i>
Rear Setback (153.040)	25' and within the angled plan of 35 degrees	<i>The angled degree is to be measured from the rear property line at the rear property line at the building pad elevation.</i>
Floor Area Ratio - First and Second Floor (153.043)	35%	
Architectural Articulation (153.040 F)	No linear wall of a second story shall extend more than 25' without architectural articulation of an offset of at least 2'	
First floor to Second Floor ratio (153.044)	Second floor shall be 25 % less than the first floor gross floor area	
Garage location (153.046 A)	See Municipal Code Section 153.046	
Eave Overhang (153.040 D)	Maximum of 24" into required side yard	
Minimum Floor Area -- Dwelling Unit (153.045)	1 bedroom = 1,000 sq. ft. 2 bedroom = 1,150 sq. ft. 3 bedroom = 1,300 sq. ft. 4 bedroom = 1,450 sq. ft. For each bedroom in excess of 4, an additional 150 sq. ft. of floor area per bedroom is required.	<i>A bedroom is any room, which is not a kitchen, dining room, living room, family room, or bathroom and is designated as a bedroom or is capable of being used for sleeping quarters.</i>

Landscape Requirement		
Applicability (153.133) & Landscape/Irrigation Standards (153.530-153.539)	A landscape and irrigation plan shall be provided for all new development in a R-1 Zone	<i>For all new development in a R-1 Zone</i>
Front Yard (153.037 C)	Besides the permitted uses allowed in the R-1 Zone front yard, the remainder of the front yard shall be landscaped	