



# SINGLE FAMILY RESIDENTIAL ZONES

(see separate handout for RHR Zone and properties exceeding 10% average slope)

## Lot Standards

Zone	Minimum Lot Area (square feet)	Minimum Lot Width*	Minimum Lot Depth
R-1	7,500	70'	100'
E-3	8,000	70'	
E-4	8,500	75'	
E-5	10,500	85'	
E-6	12,500 15,000	100'	
E-7	See official zoning map	100'	

\*For lots fronting on a cul-de-sac, seventy-five ft in the R and E zones and 150 ft in the RHR zone.

## Size

(Note: lots exceeding 10% average slope are subject to the lot coverage requirements of the RHR zone and not these requirements)

- Maximum Floor Area Ratio (FAR) is 0.35
- FAR equals gross square footage of all structures divided by lot area
  - Includes all enclosed building area
  - Includes all enclosed detached buildings
  - Does *not* include up to 400 square feet of garages
  - Does *not* include covered porches, balconies, patios, and carports or open detached accessory structures, with or without a solid roof.
- Maximum 2<sup>nd</sup> floor area is 75% of first floor area, not including up to 400 square feet of attached garage

## Height

- Maximum 2 stories / not to exceed 25'
  - Measured from finish grade at nearest wall to top of roof
  - Exceptions to height limit: chimneys and antennas
- Roof-mounted equipment is prohibited except for solar collector equipment and antennas

## Setbacks

Zone	Minimum Front Setback*	Minimum Side Setback**	Minimum Rear Setback**
R-1	20'*	4' (1 <sup>st</sup> story) 5' (2 <sup>nd</sup> story)	4' (1 <sup>st</sup> story) 25' (2 <sup>nd</sup> story)
E-3	25'*	4' (1 <sup>st</sup> story) 7' (2 <sup>nd</sup> story)	4' (1 <sup>st</sup> story) 35' (2 <sup>nd</sup> story)
E-4			
E-5			
E-6			
E-7			

\*For infill development, minimum front setback is average of two adjacent houses, but no less than minimum specified

\*\*Buildings without fire-sprinklers and situated less than 5' from the property line must have 1-hour fire resistant rated construction. Wall openings can compromise up to 25% of the wall area if 3'-5' from the line; no openings allowed if closer than 3' (California Residential Code)

Feature	Setback Encroachment Allowed*
Architectural features including cornices, belt courses, fireplaces, eaves, bay windows	All yards: up to 2' into setback
Unroofed decks, patios, landings, steps, walks, and driveways up to 36 inches above finish grade	All yards: up to property line
Canopies and awnings without supports from the ground	Front and rear yards: up to 4' into setback Side yards: up to within 3' of property line
Swimming pools	Side and rear yards: up to within 6' of property line
Flag poles	Front and rear yards: up to 25% into setback
Mechanical equipment	Side and rear yards: up to within 3' of property line
Detached accessory buildings	Side and rear yards: up to within 4' of property line if separated from residence by at least 6' (does not apply to accessory dwelling units)

\*Applicants are urged to verify building code requirements for setback encroachments



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## Setbacks (continued)

- Front setback areas must be landscaped with drought-tolerant plants and watered by an automatic irrigation system.
- All mechanical equipment must be screened from public view.

## Parking and Driveways

- Required parking: two parking spaces located in a garage; 20' x 20' minimum inside dimensions
- Minimum 25' clear backup area for all parking spaces
- Paved driveway must lead to parking; 8' minimum width and 8' minimum vertical clearance
- Carports (if provided) must be located at least 40' from any street and no closer to the street than the main residence, except when integrated into the design of the main residence
- Uncovered parking (if provided)
  - Minimum size 9' x 20'; 10' x 20' if located next to a wall
- Recreational vehicle parking
  - See separate handout for requirements
- Accessory dwelling units and guest houses
  - See separate handout for requirements

## Fence and Wall Heights

Location	Maximum Height*
Within the front setback area	<ul style="list-style-type: none"> <li>• 4' if at least 50% open, or no more than 3' if not open and top 1' is at least 50% open</li> <li>• 3' if not open</li> </ul>
All other areas	6'

\*Measured from highest abutting finish grade

## Detached Accessory Buildings

Standard	Maximum/Minimum
Maximum number of buildings	2 (includes open patios with solid or lattice covering)
Maximum combined size	1200 square feet
Minimum distance from main residence	6'
Minimum front setback	As specified for main residence.
Minimum side and rear setback	4'
Maximum height	1 story / 16'

## Guest Houses

- Guest houses are detached accessory buildings used as temporary living quarters by nonpaying guests of the residents of the main residence.
- See separate handout for requirements.

## Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

- ADUs may be used and rented as full-time living quarters and may be detached accessory buildings or attached to the main residence.
- Junior ADUs may be used and rented as full-time living quarters and must be contained within the walls of the existing or proposed single-family residence.
- See separate handout for requirements.

## Minor Modifications

If required findings can be made, The Community Development Director may approve exceptions to the above requirements as follows. An application fee and public notice are required.

- Reduce any setback by up to 15%
- Allow floor area increase up to 5%
- Allow fence or wall height increase up to 15%
- Allow roof-mounted mechanical equipment when no feasible alternative is available.

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