17.28.020 Development standards for residential districts.

Development standards for residential districts shall be as shown in Table 17.28.020-1 and Table 17.28.020-2.

Table 17.28.020-2

Development Standards for UR-10, UR-5, RA, RR-1, RR-20 and RR-10 Districts

Development Standard	UR-10	UR-5	RA	RR-1	RR-20	RR-10
Lot Area, Minimum	10 acres[1]	5 acres[2]	2 acres	1 acre	20,000 sq. ft.	10,000 sq. ft.
Lot Width, Minimum	330 feet	250 feet	150 feet	125 feet	100 feet	80 feet
Height, Maximum[3]	40 feet	40 feet	40 feet	40 feet	40 feet	35 feet
Setbacks, Minimum						
Front	20 feet[4]	20 feet[4]	20 feet[4]	20 feet[4]	20 feet [4]	20 feet[4]
Side	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Rear	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Site Coverage, Maximum	20,000 sq. ft.	15,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	40% or 8,000 sq. ft., whichever is greater	40% or 6,000 sq. ft., whichever is greater

1 See Section 17.28.020 for additional provisions regarding the measurement of lot area.

2 See Section 17.28.030 for additional provisions regarding the measurement of lot area.

3 Maximum heights apply to main buildings or structures. Height restrictions for accessory structures are in Section 17.12.070.

4 See Section 17.12.040 for additional provisions regarding setbacks.

Table 17.28.020-2

Development Standards for RL, R-1, R-2, R-3, R-4, and RP Districts

Development Standard	RL	R-1	R-2	R-3	R-4	RP
Lot Area, Minimum						
Interior lot	8,000 sq. ft.	5,000 sq. ft.[2]	3,000 sq. ft.[2]	2,200 sq. ft.[2]	2,000 sq. ft.[2]	2,200 sq. ft.[2]
Corner lot	8,000 sq. ft.	6,000 sq. ft.[2]	4,000 sq. ft.[2]	3,000 sq. ft.[2]	2,500 sq. ft.[2]	3,000 sq. ft.[2]
Density, Minimum	As specified in General Plan	As specified in General Plan	As specified in General Plan	As specified in General Plan	As specified in General Plan	As specified in General Plan

Lot Width, Minimum						
Interior lot	80 ft.	50 ft.	40 ft.	35 ft.	30 ft.	35 ft.
Corner lot	80 ft.	60 ft.	50 ft.	45 ft.	40 ft.	45 ft.
Height, Maximum[3]	30 ft.	30 ft.	35 ft.	45 ft.	50 ft.	45 ft.
Setbacks, Minimum[1]						
Front	20 ft.	15 ft.; 20 ft. for garages	10 ft.; 20 ft. for garages	10 ft.; 20 ft. for garages	10 ft.; 20 ft. for garages	10 ft.; 20 ft. for garages
Side, interior lot	5 feet[4]	5 feet[4]	5 feet[4]	5 feet[4]	5 feet[4]	5 feet[4]
Side, corner lot	5 ft.; 10 ft. along any street frontage[4]	5 ft.; 10 ft. along any street frontage[4]	5 ft.; 10 ft. along any street frontage[4]	5 ft.; 10 ft. along any street frontage[4]	5 ft.; 10 ft. along any street frontage[4]	5 ft.; 10 ft. along any street frontage[4]
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum distance between detached buildings in dwelling group	—	—	10 ft.	10 ft.	10 ft.	10 ft.
Site Coverage, Maximum	40%	50%[5]	60%	65%	70%	65%
Courtyards, Minimum Width						
Enclosed by buildings on no more than 2 sides	—	—	10 ft.	10 ft.	10 ft.	10 ft.
Enclosed by buildings on 3 or more sides	—	—	20 ft.	20 ft.	20 ft.	20 ft.

1 See Section 17.12.040 for additional provisions regarding setbacks.

2 The number of dwelling units constructed on a site shall not exceed the density permitted by the applicable general plan land use designation, except in cases where State law provides an exemption from this requirement, including second dwelling units and density bonus units.

3 Maximum heights apply to main buildings or structures. Height restrictions for accessory structures are in Section 17.12.070.

4 Where a side setback area provides access to a dwelling group, the minimum required side setback shall be 12 feet.

5 For sites in R-1 districts with less than the minimum lot area, the maximum site coverage shall be 2,000 square feet.

(Ord. 1749 § 4; Ord. 1763 § 21; Ord. 1769 § 8)

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