

CHAPTER 21.31 - RESIDENTIAL DISTRICTS

Table 31-2A

Residential Development Standards

District	Units Per Lot	Lot Area Per Unit (Sq. Ft.)	Minimum Lot Area (Sq. Ft.) (a, c)	Minimum Lot Width (Ft.) (a, c)	Minimum Yard Setbacks (Ft.) (j, l)			Maximum Height (d, h)	Maximum Lot Coverage (% of Lot)	Minimum Usable Open Space Per Unit	Floor Area Ratio
					Front	Side	Rear (k)				
R-1-S	1	2,400	2,400	30	8(i)	3	8	24 ft./28 ft.	N/A	6%(o)	1.2
R-1-M	1	3,600	3,600	40	8	4	8	25 ft. 2 St.	N/A	6%(o)	0.67
R-1-N	1	6,000	6,000	50	20	4(b)	1st St. 10	25 ft. 2 St.	50%	16%(o)	0.6
							2nd St. 30				
R-1-L	1	12,000	12,000(v)	60	20 25	6 1st St. 6/10(s) 2nd St. 6/10(s)/ 15%(t)	30	25 ft. 2 St.	40%	23%(o)	0.6 0.5/0.4(u)
R-1-T	1	3,000	3,000	25(g)	10	5	8	25 ft. 2 St.	N/A	6%(o)	1.2
R-2-S	2	1,200	4,800	40	15(i)	3	10	24 ft./28 ft. (e) 2 St.	N/A	2%(o)	1.3
R-2-I	2	1,000	4,800	40	3(i)	3	8	32 ft./35 ft. (e) 3 St.	N/A	2%(o)	N/A
R-2-N	2	3,000	6,000	50	15	4(b)	20	25 ft. 2 St.	60%	6%(o)	0.60

R-2-A(n)	2	3,000	6,000	50	15	4(b)	20	25 ft. 2 St.	60%	6%(o)	0.60
R-2-L	2	4,000	8,000	50	15	4	10	35 ft. 2 St.	40%	8%(o)	N/A
R-3-S(l)	3	2,100	6,300	50	15	10%(q)	20	25 ft. 2 St.	N/A	250(p)	N/A
R-3-4	4	1,700	4,500	50	15	10%(q)	20	25 ft. 2 St.	N/A	200(p)	N/A
R-3-T(l)	N/A	See Table 31-2B	3,000	25(g)	15	10%(q)	20	28 ft.(f) 2 St.	N/A	250(p)	N/A
R-4-R(l)	N/A	See Table 31-2B	18,000	120	15	10%(q)	20	28 ft. 2 St.(f)	N/A	150(p)	N/A
R-4-N(l)	N/A	See Table 31-2B	18,000	120	15	10% (q)(r)	20(r)	38 ft.(f) 3 St.	N/A	150(p)	N/A
R-4-H(l)	N/A	See Table 31-2B	18,000	120	10(m)	10% (q)(r)	20(r)	See Table 31-3A	50%	150(p)	N/A
RM	N/A	2,400	18,000	120	10	4	10	30 ft. 2 St.	65%	200(p)	N/A
R-4-U(l)	N/A	See Table 31-2B	22,500	180	10	10% (q)(r)	20(r)	65 ft.(f) 5 St.	N/A	150(p)	3.0
R-4-M	1	3,100 sq. ft.	3,100 sq. ft.	32 ft.	0 ft.	5 ft.	3 ft.	20 ft.	75%	10%	N/A

Abbreviations: Sq. Ft. = square feet; St. = story

NOTES: Table 31-2A, Residential Development Standards

- (a) If this lot size exceeds the standards for the neighborhood (as defined in the subdivision regulations), the standard of the neighborhood may be used.
- (b) If a lot is 27 feet or less in width, see Subsection 21.31.215.F, special narrow lot standards.
- (c) These standards apply only to new subdivisions of land area. They do not apply to new construction on existing lots or to air space divisions of existing lots.
- (d) In general, height is measured to the midpoint of the roof (Section 21.15.1330—Definitions). However, in some zones, the building height limit consists of 2 numbers. The first number indicates the height of the midpoint of roof, and second number indicates height of building measured to peak of roof. A project shall conform to both standards.
- (e) An additional 2 feet may be permitted to accommodate access stairs to the roof.
- (f) See Section 21.31.220 for special height provisions.
- (g) New subdivisions, including corner lots, shall orient the lots to the side street.
- (h) For garages and other accessory structures, refer to Section 21.31.245 (Accessory structures).
- (i) Average setback may apply as outlined in Subsection 21.31.215.C (Front yard averaging).
- (j) Special standards apply for reverse corner lots as specified in Subsection 21.31.215.D (Rear yard).
- (k) The setback shall be measured from the centerline of an abutting alley where such exists. For shallow lots, see Special Standards in Subsection 21.31.215.D.
- (l) If the garage takes direct access from the street, the garage shall be set back pursuant to Section 21.31.245.
- (m) Commercial uses—see Special Development Standard, Section 21.45.160.
- (n) One unit is limited to not more than 800 square feet or 12 percent of lot area, whichever is greater.
- (o) Percent of lot area per unit.
- (p) Square foot per unit. See Sections 21.31.230 (Usable Open Space) and 21.31.240 (Privacy Standards) for detailed standards.
- (q) The side yard setback is 10 percent of lot width on each side, but in no case shall the interior side yard setback be required to exceed 10 feet (except as specified in footnote(s)). The side street side yard setback shall be 15 percent of lot width, but in no case shall it be required to exceed 15 feet. Neither setback shall ever be less than 3 feet.
- (r) See Subsections 21.31.215.D.3 and 21.31.215.E.3, Special Side and Rear Yard Setback Restrictions.
- (s) The street side setback shall be 10 feet.
- (t) Lots greater than 60 feet in width shall have a second story side setback equal to 15% of lot width or 10 feet, whichever is greater.

(u) Lots 15,000 square feet or less shall have a maximum floor area ratio of 0.5. Lots greater than 15,000 square feet shall have a maximum floor area ratio of 0.4.

(v) Lots created through a land subdivision or lot merger shall not exceed 20,000 square feet. Lot mergers shall not comprise of more than two lots.

(ORD-08-0020 § 3, 2008; ORD-07-0019 § 2, 2007; Ord. C-7633 § 30, 1999; Ord. C-7607 §§ 9, 10, 1999)