

**Table 10.22-2
SITE DEVELOPMENT STANDARDS - RESIDENTIAL ZONING DISTRICTS*1***

DEVELOPMENT REQUIREMENT	R-1		R-2		PR	R-3	H	A	SEE SECTION
	R-1-6	R-1-8	R-2-2.6	R-2-5					
Minimum parcel size*2*	6,000 sf	8,000 sf	5,000 sf	10,000 sf	20,000 sf	5,000 sf	10,000 sf	1,500 sf	10.40.030 (Minimum Parcel Standards) and Title 9
Minimum lot width*2*	50'	50'	50'	50'	50'	50'	50'	30'	
Maximum Density	1du/parcel	1du/parcel	1 du/2500 sf *3*	1 du/5000 sf *3*	1 du/1980 sf *3*	1 du/1500 sf *3*	1 du/10,000 sf	1 du/1500 sf	10.44.080 (Secondary Dwellings, Existing)
Maximum Floor Area Ratio	.45	.40	.65	.40	.65	.8	.25	.30	
Maximum Building Coverage	35%	30%	50%	35%	50%	50%	25%	30%	
Maximum Impervious Surface*4*	67.5%	65%	75%	67.5%	75%	75%	62.5%	65%	
Minimum Setbacks *5*									10.40.080 (Exceptions to Required Setbacks) and Chapter 10.44 (Specific Use Requirements)
Front *6*	0'	0'	0'	0'	0'	0'	0'	0'	
Side *7*	5'	5'	5'	5'	5'	5'	*8*	0'	
Rear	15'	15'	15'	15'	15'	15'	15'	0'	
Maximum Building Height	32'	32'	32'	32'	32'	32'	25' *10*	12' *10*	10.40.060 (Height Requirements) and Chapter 10.44 (Specific Use Requirements)

1 These standards are not entitlements; the approved size, setbacks or other physical conditions of a proposed new home or expansion of an existing home subject to design review shall be in the discretion of the Planning Commission. In order to meet the standards of design review, the Planning Commission may approve a home smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive than the limits set forth in this chapter.

2 See Section 10.40.030 (Minimum Parcel Standards).

3 For two or more detached single family dwellings, see Section 10.44.090 (Detached Dwelling Units)

4 Per Section 10.40.050.C, impervious surface includes decks, paved surfaces, hardscape, and gravel.

5 Different setbacks may also apply if district is combined with other zoning districts.

6 10' front yard setbacks are required where designated on the zoning map. See Section 10.40.070.C.4 (Special setback lines).

7 Minimum side yard setbacks may be increased in other situations.

8 Half (1/2) the building height, but no less than 5'.

9 Maximum building height may vary depending on parcel topography and may vary for other specific features of the site. Building height is measured from natural average grade.

10 Measured from a point 6' above NGVD, or average grade, whichever is higher.