



## ZONING SUMMARY (RESIDENTIAL)

The following represents a summary of the development standards for R-1 and R-A Zones and should not be mistaken for the Zoning Code. Please see a Planner for any details.

Lot Size	Setback Requirements						Maximum Building Height
	Front		Side		Rear		
	1 <sup>st</sup> Story	2 <sup>nd</sup> Story	1 <sup>st</sup> Story	2 <sup>nd</sup> Story	1 <sup>st</sup> Story	2 <sup>nd</sup> Story	
7,500 Square Feet or Less	20'	25'	5'	10'	15'*	15'	25'
14,399 Square Feet or Less	25'	30'	5'	10'	25'*	25'	25'
14,400 to 20,000 Square Feet	25'	30'	7'	10'	25'*	25'	25'
> 20,000 Square Feet	25'	30'	10'	10'	25'*	25'	25'

\*: Structures up to 15 feet in height may have a **5 foot** rear setback as long as it complies with the required rear yard coverage. Sixty (60) percent of the required rear yard shall remain open.

**Additional Standards:**

- (i) On Any Corner Lot: No residence facing the side street shall be located within twelve and one-half (12 ½) feet of the side property line.
- (ii) Reverse Corner Lots: Shall have the same side yard requirements as interior lots except the street side setback for the entire depth of the lot shall be no less than fifty (50) percent of the required front yard of the lot to the rear.

Lot Size	Allowable Total Building Coverage and Floor Area
5,000 Square Feet or Less	50 Percent of Net Lot Area
5,001 to 6,000 Square Feet	2,500 Square Feet Plus 30 Percent of Lot Area Over 5,000 SF
6,001 to 7,500 Square Feet	2,800 Square Feet Plus 20 Percent of Lot Area Over 6,000 SF
7,501 to 10,000 Square Feet	3,100 Square Feet Plus 20 Percent of Lot Area Over 7,500 SF
> 10,000 Square Feet	3,600 Square Feet Plus 20 Percent of Lot Area Over 10,000 SF

**Additional Standards:**

- (i) Review Thresholds for Large Houses: A Conditional Use Permit (CUP) shall be required for any project resulting in a total floor area above 10,000 square feet. Applies only for lots that allow for floor areas 10,000 square feet or greater based on lot size per the table above.
- (ii) Volume Space: Any space on a two-story house and/or addition to a proposed two-story house with a ceiling or top-plate height exceeding twelve (12) feet shall be considered as constituting two-stories for the purpose of calculating floor area. Any area under a sloped roof with a ridge height of sixteen (16) feet or less and an exterior wall height of twelve (12) feet or less are exempt. Areas directly above the stairs are exempt.