

130.24.030 Residential Zone Development Standards

Allowed uses and associated structures shall comply with the following development standards in Table 130.24.030 below in this Section, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title, or standards are modified pursuant to a Development Plan permit in compliance with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.24.030 – Residential Zones Development Standards

Development Attribute ²	RM ³	R1	R20K	R1A	R2A	R3A	RE
Minimum Lot Size for Interior Lot	6,000 or 2,000 sq ft	6,000 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or 10 acres as designated
Minimum Lot Size for Corner Lot	7,500 or 3,500 sq ft	7,500 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or 10 acres as designated
Minimum Lot Width for Interior Lot (in feet)	60 or 20	60	100	100	150	150	100
Minimum Lot Width for Corner Lot (in feet)	75 or 35	75	100	100	150	150	100
Residential Density Range	See G.P. Policy 2.2.1.2 (MFR)	1 primary plus 2 nd dwelling unit per lot					
Setbacks ¹ : (in feet) Front	20	20	30	30	30	30	30
Secondary Front	10	15	20	25	30	30	30
Side ^{4, 5}	5	5	10	15	20	30	30
Rear	10	15	30	30	30	30	30
Agricultural Structure	—	50	50	50	50	50	50
Maximum Height (in feet)	50	40	40	45	45	45	45

NOTES:

- ¹ May be subject to agricultural setbacks under Section 130.30.030 (Setback Requirements and Exceptions) in Article 3 (Site Planning and Project Design Standards) of this Title if adjacent to agricultural zones or fire safe setbacks if over one acre in lot size.
- ² Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones
- ³ Smaller minimum lot area or lot width is allowed when proposed with attached or small lot design detached units.
- ⁴ Fire Safe setbacks may apply.
- ⁵ May be subject to special side yard setbacks due to building height under Section 130.30.060 (Height Limits and Exceptions) in Article 3 (Site Planning and Project Design Standards) of this Title.