

ZONING SUMMARY (R-1 & R-A)

(The following represents a summary of development standards and should not be mistaken for the Zoning Code)
See Planner for details

AREA DISTRICT	MIN. SETBACK REQUIREMENTS						MAX. BUILDING HEIGHT	MAX. LOT COVERAGE
	FRONT		SIDE		REAR			<i>(Any covered structure on the property)</i>
	1 st Story	2 nd Story	1 st Story	2 nd Story	1 st Story	2 nd Story		$\frac{\text{Total Buildings Sq. Ft.}}{\text{Total Lot Sq. Ft.}} = \text{Lot Coverage \%}$
IA	20'	25'	5'	10' ¹	5' ²	25'	25'	See Code
I	25'	30'	5'	10' ¹	5' ²	25'	25'	35%
II	25'	30'	5'	10' ¹	5' ²	25'	25'	35%
IIA	25'	30'	5'	10' ¹	5' ²	25'	25'	35%
III ³	25'	30'	7'	10' ¹	5' ²	25'	25'	35%
IV ³	25'	30'	10'	10' ¹	5' ²	25'	25'	35%
V ³	25'	30'	10'	10' ¹	5' ²	25'	25'	35%

*If any structure exceeds 15 feet in height or has an interior plate height exceeding 12 feet, it must follow the 2nd story setbacks.

¹ Second story setbacks can also be calculated by angle, see Planner for more information.

² Single-story structures can be as close as 5' to the rear property line, with a maximum 40% Rear Yard Lot Coverage.

➤ Rear Yard is considered the last 25' along the entire rear property line.

³ Barns, corrals, or stables separation standards for habitable structures, swimming pool, or spa, see Planner for more information.

Lot Coverage: Any covered structure on the property.

$$\frac{\text{Total Buildings Sq. Ft.}}{\text{Total Lot Sq. Ft.}} = \text{Lot Coverage \%}$$

LARGE EXPANSIONS & MAXIMUM UNIT SIZE

(The following represents a summary of development standards and should not be mistaken for the Zoning Code)
See Planner for details

(Allows for a maximum of 35% FAR)

Lot Size	Under 20k	20k to 24,999	25k to 29,999	30k to 34,999	35k to 39,999	40k +
Large Expansions ¹	1,250 sf	1,500 sf	2,000 sf	2,500 sf	3,000 sf	3,500 sf
Maximum Unit Size ²	3,999 sf ³	4,000 sf	5,000 sf	6,000 sf	7,000 sf	8,000 sf
25% of MUSE ²	4,999 sf	5,000 sf	6,250 sf	7,500 sf	8,750 sf	10,000 sf

¹Large Expansions:

Qualifications:

- The gross floor area of the proposed addition on site.
- The difference of gross floor area when any structure is being demolished and replaced. (Ex. Demolition of an existing home to construct a new home)
- All proposed enclosed structures (Ex. enclosed patios)
- If the proposed addition exceeds the Large Expansions threshold, an Administrative Use Permit (AUP) is required.

Exclusions:

- Unenclosed Structures (Ex. Patios)
- Accessory Dwelling Units (ADU)

²Maximum Unit Size (MUSE)

- If the house with the proposed addition exceeds the Maximum Unit Size but is Within the 25% threshold, an Administrative Use Permit (AUP) is required.
- If the proposed addition Exceeds the 25% threshold, a Conditional Use Permit (CUP) is required.

³MUSE for properties under 20,000 sq. ft. is (35% FAR or 3,999, whichever is less).

Floor Area Ratio (FAR)

NOTE: The Large Expansion, Maximum Unit Size, and the 25% of the MUSE must **NOT EXCEED** the 35% Floor Area Ratio (FAR).

- Floor Area Ratio (FAR): The total gross floor area included within the surrounding exterior walls of all buildings on a lot divided by the area of the lot.
 - Enclosed garages detached from the main house does **NOT** count towards the FAR.
 - Enclosed garages/patios attached to the main house **DOES** count towards the FAR.

*For Area District 1A, See Code for details.