



DEVELOPMENT REGULATIONS FOR THE R-1 ZONE (Single Family Residence)

For constructing new houses or additions to existing houses, the following regulations apply.
 For a complete description of all regulations, please see Chapter 153 of the Municipal Code (Ordinance 466-C.S.).
 Municipal Code citations are noted in parentheses.

Development Standard	Code Regulation	Notes
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General		
Density (153.033)	7,260 sq. ft. of net lot area	<i>For the creation of new lots</i>
Min. Lot Width (153.034)	50' or 55' for corner lots	<i>For the creation of new lots</i>
Min. Lot Depth	No Requirement	
Lot Coverage (153.042)	35%	<i>Includes all structures on the lot</i>
Floor Area Ratio (153.043)	35%	<i>For two-story homes</i>

Single Story		
Front Setback (153.037)	20' - 35' (average of adjacent homes)	
Side Setback (153.038)	(Total of 16') Minimum of 6 feet on any one side	
Street Side Setback (153.038 B)	12'	<i>Except that a garage structure, attached or detached, with the garage door parallel to the street shall have and maintain a minimum setback of 20 feet from the street side property line.</i>
Rear Setback (153.039)	25'	
Max. Building Height (153.035 A)	28'	
Rear Yard Coverage (For accessory structures) (153.039 C)	50%	<i>Must maintain a minimum 5' rear yard setback.</i>
Garage Space Requirement (153.049)	1 to 4 bedrooms = 2 car garage 5 or 6 bedrooms = 3 car garage 7 or more bedrooms = 4 car garage plus one additional garage space for every 2 additional bedrooms A bedroom is any room which is not a kitchen, dining room, living room, family room, or bathroom and is designated as a bedroom or is capable of being used for sleeping quarters.	<i>Garage space shall have internal dimensions of 10' x 20'. For new houses or for cumulative additions to existing houses of more than twenty-five percent (25%) of the existing floor area.</i>
Separation between house and detached garage (153.041) or accessory structure (153.126)	6' from the closet point of the building or structure walls Detached accessory structure must be located 75' from front property line	<i>4' minimum to be maintained between eave overhangs, chimneys, bay windows, or any other architectural feature; See 153.126(c) for corner lots</i>

Detached Garage and Accessory Structure		
Side (153.038 C)	5'	<i>If the garage is more than 100' from the front property line, 2' is allowable. Contact Building Division for exceptions.</i>
Height (153.035 B)	15'	

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2-Story Homes		
Front Setback (153.040)	20' – 35' (Average of adjacent homes) and within the angled plane of 45 degrees	<i>The angled degree is to be measured from the front property line at the building pad elevation.</i>
Side Setback (153.040)	2 nd floor shall be a minimum of 10' both sides or within the angled plane of 45 degrees	<i>The angled degree is to be measured from the side property lines 10' above the building pad elevation.</i>
Street Side Setback (corner lots) (153.040)	12'	<i>Except that a garage structure, attached or detached, with the garage door parallel to the street shall have and maintain a minimum setback of 20 feet from the street side property line.</i>
Rear Setback (153.040)	25' and within the angled plan of 35 degrees	<i>The angled degree is to be measured from the rear property line at the rear property line at the building pad elevation</i>
Floor Area Ratio - First and Second Floor (153.043)	35% (lot size × 0.35 = maximum living area)	
First floor to Second Floor ratio (153.044)	Second floor shall be 25 % less than the first floor gross floor area	
Garage location (153.046 A)	For integral, attached or detached garage with the door parallel to the street, the garage shall be setback an additional 10 feet from the front line of the house.	<i>An integral garage is one with at least two (2) sides connected to the house.</i>
Eave Overhang (153.040 D)	Maximum of 24" into required side yard	
Encroachments - Side Yards (153.040 D)	No encroachments (e.g. Fireplaces, garden windows), unless side yard is 6' or more then up to 24" is allowed	
Minimum Floor Area -- Dwelling Unit (153.045)	1 bedroom = 1,000 sq. ft. 2 bedroom = 1,150 sq. ft. 3 bedroom = 1,300 sq. ft. 4 bedroom = 1,450 sq. ft. For each bedroom in excess of 4, an additional 150 sq. ft. of floor area per bedroom is required.	<i>A bedroom is any room, which is not a kitchen, dining room, living room, family room, or bathroom and is designated as a bedroom or is capable of being used for sleeping quarters.</i>

Senior Housing Unit		
Lot Size (153.048)	No Requirement. Allowed on any size R-1 zoned lot	<i>Requires approval of a Conditional Use Permit, occupant must be 62 years of age, and unit can not be rented or sold separately.</i>
Unit Size (153.048)	640 sq. ft. Maximum.	<i>Allows for a kitchen</i>

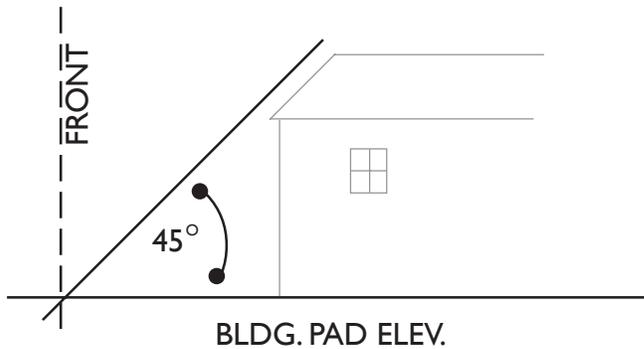
Second Residential Unit		
Lot Size and Location (153.047)	Any R-1 zoned lot, and any higher residential density zoned property, which is currently developed with one single family home and which has at least 7,260 sq. ft. of lot area.	<i>Can not be sold, must be located to rear of main dwelling, and in compliance with all applicable R-1 regulations.</i>
Unit Size (153.047)	Maximum of 30 % of main dwelling floor area. Minimum 400 sq. ft. for efficiency unit, 550 sq. ft. for 1 or 2 bedroom unit.	<i>Maximum of 2 bedrooms allowed.</i>
Parking (153.047)	1 uncovered space required per bedroom.	<i>Tandem parking prohibited.</i>

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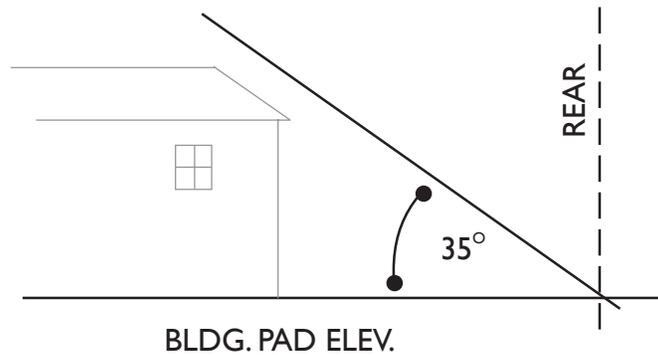
Illustration I: Second Story Encroachment Limitation

(Section 153.040. The encroachment limitation applies only to two-story homes.)

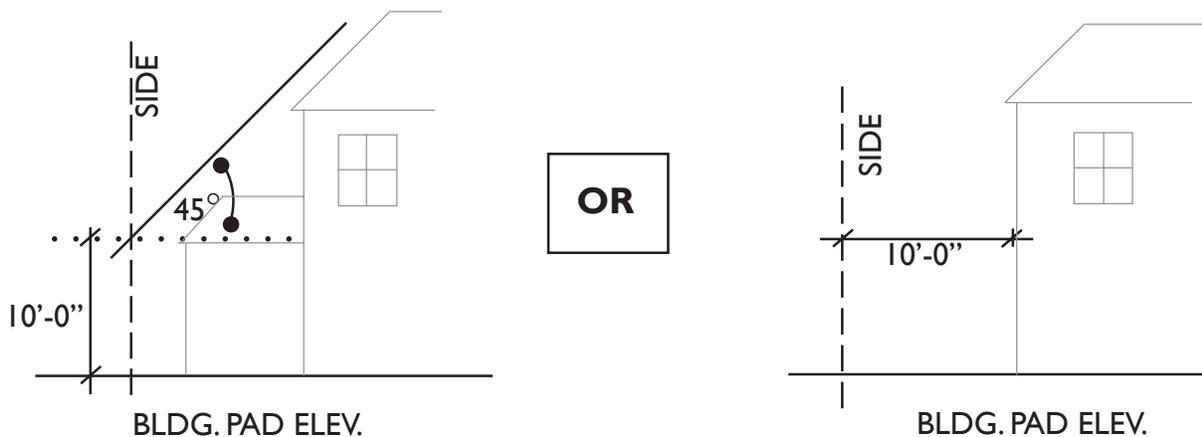
Front Yard: Height of home shall fall within the angled plane of 45 degrees.



Rear Yard: Height of home shall fall within the angled plane of 35 degrees.



Side Yard: Height of home shall fall within the angled plane of 45 degrees
OR maintain a minimum setback of 10 feet from both side yards for the second floor
(including buildings with vaulted ceilings over 5 feet in height).



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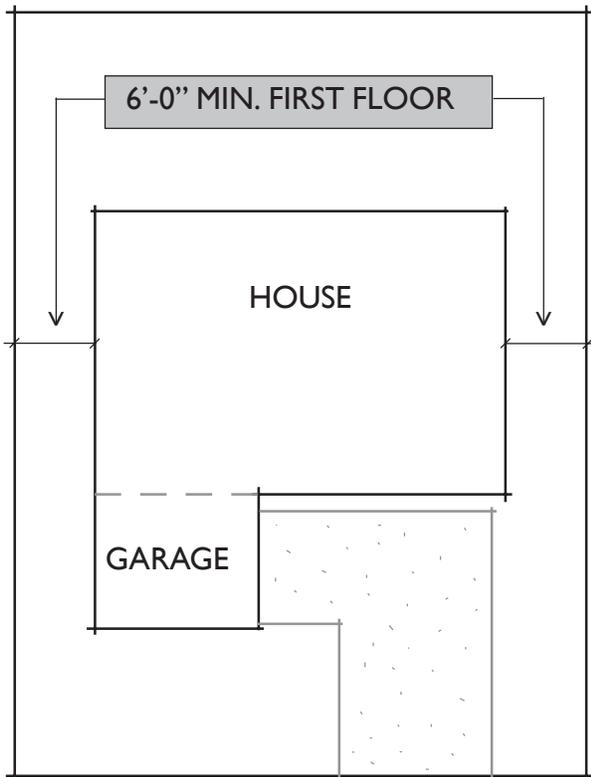
Illustration 2: Reduced Side Yard Setbacks

(Section 153.046(A) Architecture)

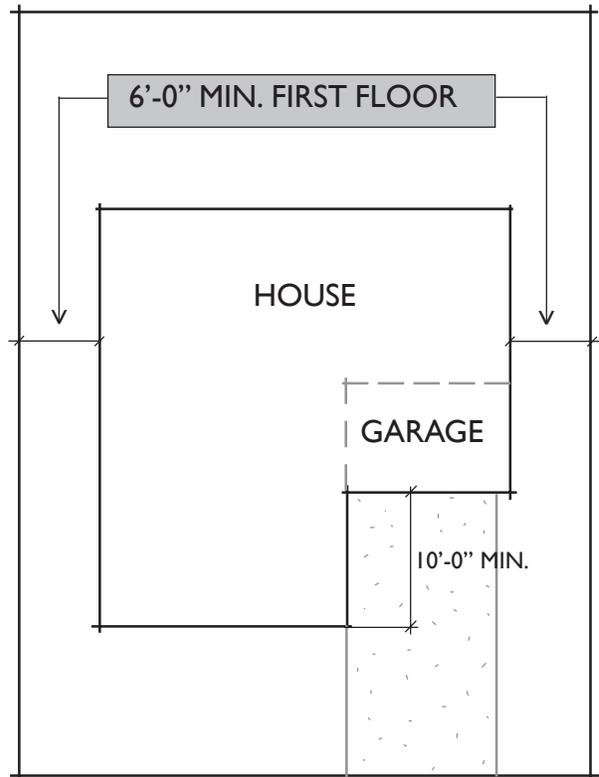
Normal case: The side setback requirements in the R-1 zone are a total of 16 feet with a minimum of six feet on any one side.

Exception: In the case of a single-family home with an integral or attached garage located in front of the house, the allowable side yard setbacks for the first floor may be reduced to a total 12 feet with a minimum of six feet on any one side.

Attached Garage



Integral Garage



Note: If any integral, attached or detached garage with the garage door parallel to the street is proposed to be located in the front of a house, then the garage shall be setback an additional ten feet from the average front line of the house.

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Illustration 3: Lot Types

(Section 153.003)

