Table 4.B Residential Site Development Standards

		E (Large Lot)	E	R-E	R-1	R-2	R-3
1. Maximum density (dwelling units per acre)		1.0	3.5	4.0	5.0	14.0	24.0
2. Minimum lot area (Net area in sq ft)	a. interior	40,000 (1 Acre Avg)	10,800	7,500	6.480	9,000	12,000
	b. corner	40,000 (1 Acre Avg)	11,500	8,385	6,835	9,385	12,500
3. Minimum lot width	a. interior lot	135' (150' avg)	90'	70'	60'	75'	90'
	b. corner lot	150'	100'	75'	65'	80'	100'
4. Minimum lot depth		200'	120'	100'	100'	100'	100'
a. If lot is less than 20,000 sq ft		---	100'		---	---	---
5. Minimum front yard set-back							
a. Lot adjacent to a straight street		40'	25'	25'	25'	20'	20'
b. Lot less than 20,000 sq ft adjacent to straight st.		---	25'	---	---	---	---
c. Cul-de-sac lot or knuckle lot		40'	20'	20'	20'	20'	20'
6. Minimum interior side yard setback			SEE NOTE				
a. 1 story		10'	***	5'	5'	5'	5'
b. Any portion of a structure exceeding 1 story		10'	10'	10'	10'	10'	10'
c. Cul-de-sac lot or knuckle lot		10'	5'	---	---	---	---
7. Minimum street side yard setback:							
a. corner lot		20'	10'	15'	10'	10'	10'
b. reverse corner lot		30'	15'	15'	15'	15'	15'
8. Minimum rear yard setback:							
a. Lot with alley		N/A	15'	5'	5'	5'	5'
b. Lot with no alley		40'	25'	20'	15'	15'	15'
c. Lot less than 20,000 sq ft, with no alley		---	15'	---	---	---	---
9. Maximum lot coverage		25%	30%	35%	40%	50%	60%
10. Maximum height for buildings and structures		35'	35'	35'	35'	35'	35'
11. Minimum dwelling unit size (square feet)		1,850	1,450	1,300	1,150	850	850

Notes:

* E (Large Lot) refers only to a subdivision subject to the provisions of Sect. 9.070 of the City's Subdivision Ordinance. Minimum lot width in E, R-E, R-1, and R-2 zone districts along the arc of the front property line shall be 35' for cul-de-sac lots and 40' for knuckle lots. Minimum lot width in an E (large lot) zone district along the arc of the front property line shall be 55' for cul-de-sac lots and 60' for knuckle lots.

* Minimum building setback from the centerline of sub-standard streets shall be (a) 55' for R-1 lots, and (b) 65' for E lots.

* A one-hour fire wall, approved by the Building Official, reduces the minimum distance between buildings as follows: (a) within a Planned Development, 0'; (b) within all other zone districts, 5'.

* Minimum apartment size is (a) studio, 450 sq. ft.; (b) 1-bedroom, 650 sq. ft.; and (c) 2-bedroom, 850 sq. ft.

* In an R-1 subdivision with 13 or more lots, the following shall apply: (a) the average minimum house size shall be 1,325 sq. ft.;
(b) 20% of the lots in any block may be reduced in width to 55 ft.; and (c) the average lot size for all interior lots shall be 6,500 sq. ft.

* In an R-E subdivision with 13 or more lots, the average minimum house size shall be 1,500 sq. ft.

* Consistent with California Government Code Section 65583.2, parcels identified in the City's adopted Housing Element inventory that were rezoned after the start of the applicable planning period to provide capacity for very low- and/or low-income households must be developed at a minimum density of 20 dwelling units per acre. In addition, a housing development project on such a rezoned site that reserves at least 20 percent of its units for lower-income households shall be subject to ministerial, by-right approval.

*** The minimum side yard setback shall be at least 5 feet, and the combination of both interior side yard setbacks added together shall not be less than 15 feet.