

Appendix 1 Lot Size Guide--Agriculture and Residential Districts

This is a guide only. For exact requirements refer to provisions in Section which applies.

	A-1	R-1	R-2	R-3	R-4	R-5	R-6	R-7	RPD-1	RPD-2	RPD-3
Minimum Single-Family Residential Lot Size -- sq. ft.	130,000*	130,000	90,000	45,000	30,000	15,000	7,000	7,000	20,000	20,000	20,000
Minimum Lot Width -- ft.	200**	200'	lot depth	40% of lot depth	40% of lot depth	40% of lot depth	40% of lot depth	40% of lot depth	100'	100'	100'
Maximum Building Height -- ft.											
--Single-Family Residential		40'	40'	40'	40'	40'	40'	40'	40'	40'	40'
--Churches		45'	45'	45'	45'	45'	45'	24'	45'	45'	45'
--Other Non-Residential Uses	N/A	45'	45'	45'	45'	45'	45'	24'	45'	45'	45'
Front Yard Setback - ft. (minimum)											
--Freeway & Arterial Roads					40'	40'	40'	50'			
--Major & Minor Collector Roads	**See				30'	30'	30'	40'			
--All other roads	Below	150' or 50'	50'	50'	25'	25'	25'	30'	30'	30'	30'
Side Yard Setback - ft. (minimum)	50'	50'	25'	10% of lot width	10% of lot width	10% of lot width	10% of lot width	10'	10% of lot width	10% of lot width	10% of lot width
Side Yard Setback - Corner Lot - ft. (minimum)	150'	50'	50'	30'	30'	30'	30'	30'	10% of lot width	10% of lot width	10% of lot width
Rear Yard Setback - ft. (minimum)	50'	50'	50'	50'	30'	30'	30'	30'	50'	50'	50'
Public Utilities Required W-Water; S-Sewer	N/A	N/A	N/A	N/A	S	S	W, S	S	N/A	N/A	N/A
Minimum Non-Residential Lot Size - Acres	N/A	N/A	5	5	5	5	5	5	***See Below	***See Below	**See Below
Lot Coverage - Maximum Percent	N/A	10%	12%	20%	20%	40%	40%	40%	See Ordinance	See Ordinance	See Ordinance
Density - No. of Units per Acre	N/A	N/A	N/A	0.8	1.2	2.2	3.5	15	.45(max) .33 (min.)	.65 (max) .45 (min.)	1 (max.) .86 (min.)
Gross Acres Required	N/A	Not Specified	<10	<10	N/A	N/A	N/A	N/A	Not Specified	Not Specified	Not Specified

*Minimum listed is for existing and replacement homes or A-1 conditional home permits. See A-1 District Regulations for specifics.

**A-1 Front Yard Requirements--100' from a dedicated road right-of-way or 150' from the center line of all adjacent roads.

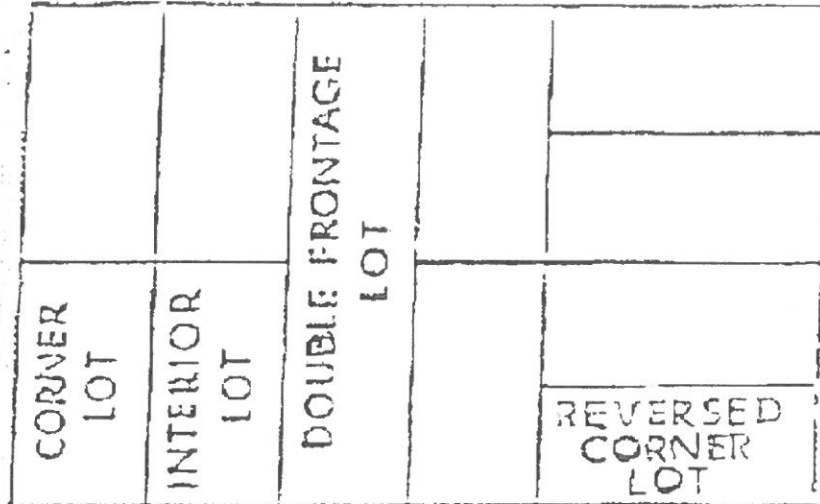
***Minimum RPD non-residential lot sizes are specific to use. Please refer to the RPD regulations.

All "Special Use" lot sizes shall be specified in the Special Use Permit.

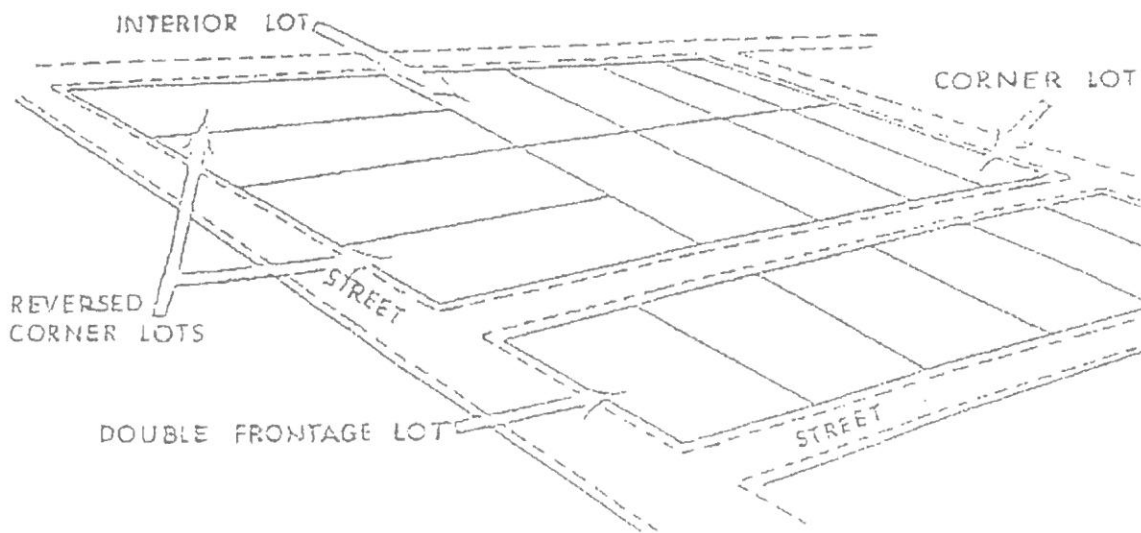
Updated 9/15/2020

EXAMPLE OF LOT TYPES

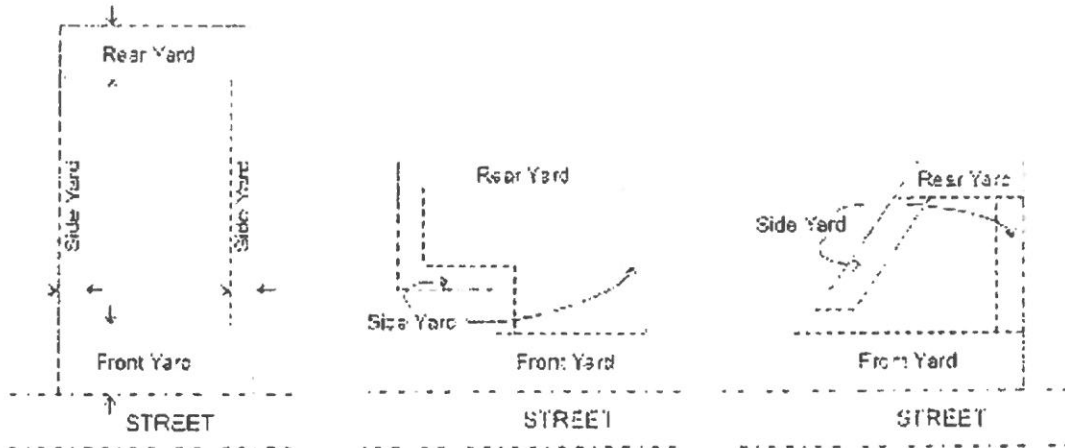
STREET



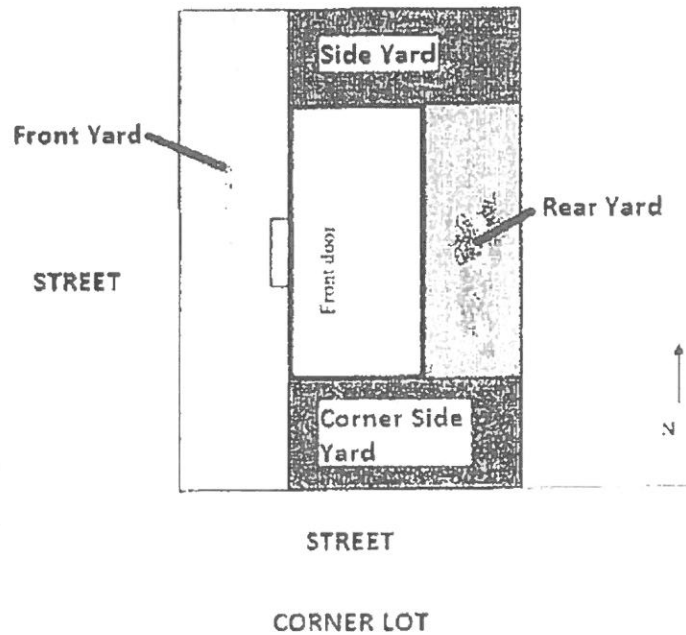
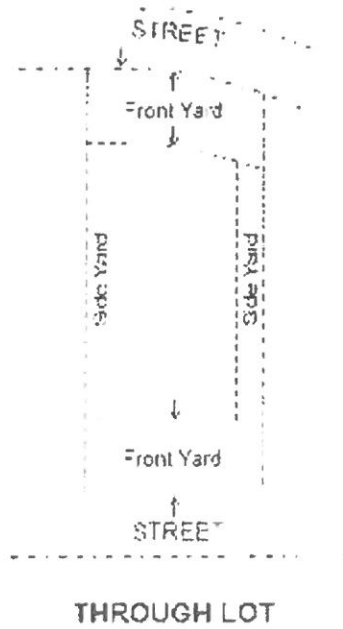
STREET



REQUIRED YARDS ILLUSTRATED

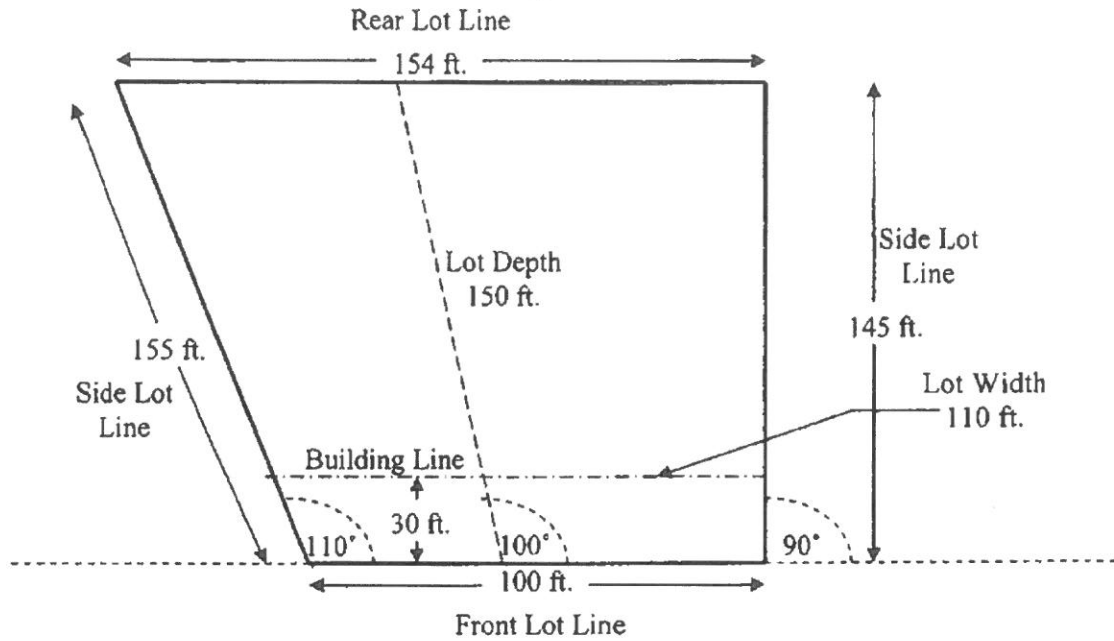


INTERIOR LOTS

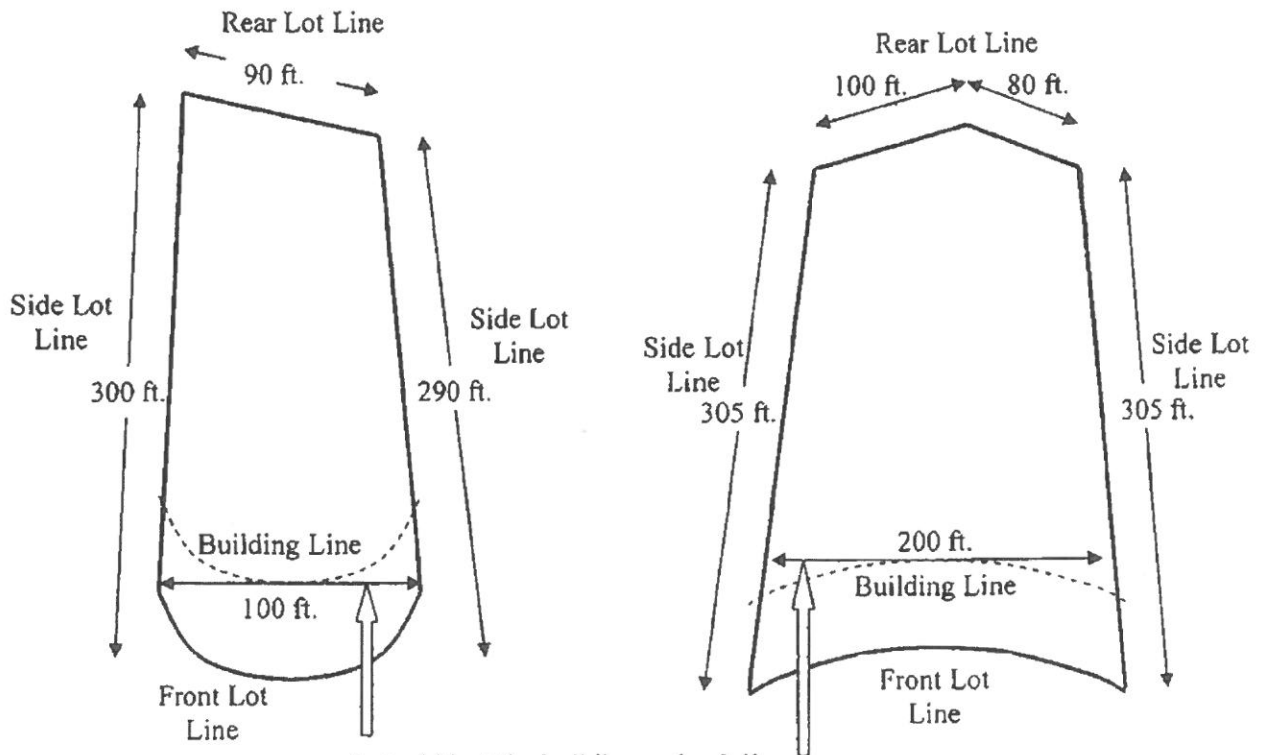


On a corner lot, the corner side yard is from the side of the house to the street, where the front of the houses faces is considered the front yard.

**Lot Width & Depth Explained
Rectangular Lots**



Curvilinear Lots



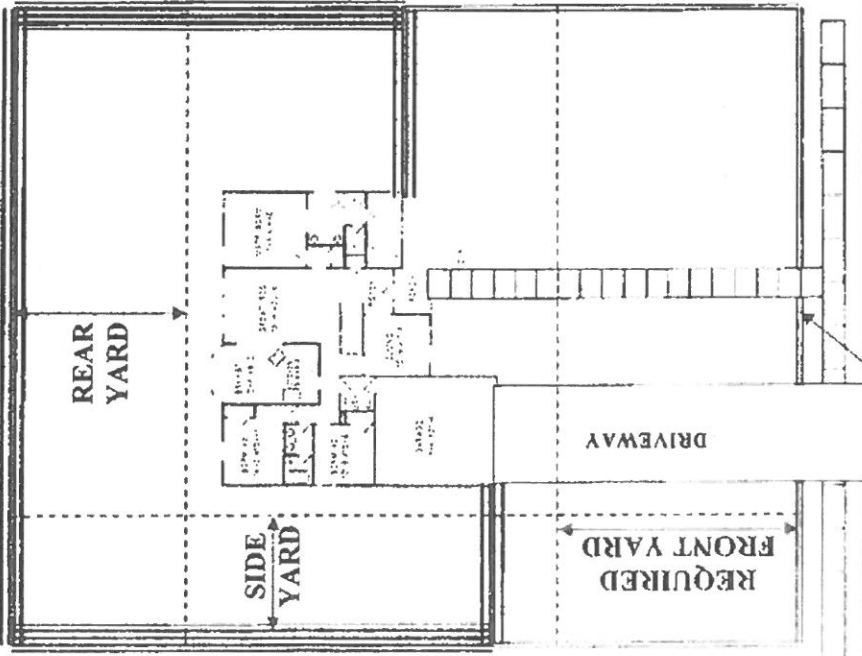
Lot width at the building setback line measured along the tangent of the arc.

PERMITTED FENCES,
LOCATIONS IN YARDS AND
HEIGHT LIMITS ILLUSTRATED

Residential Districts

INTERIOR LOT

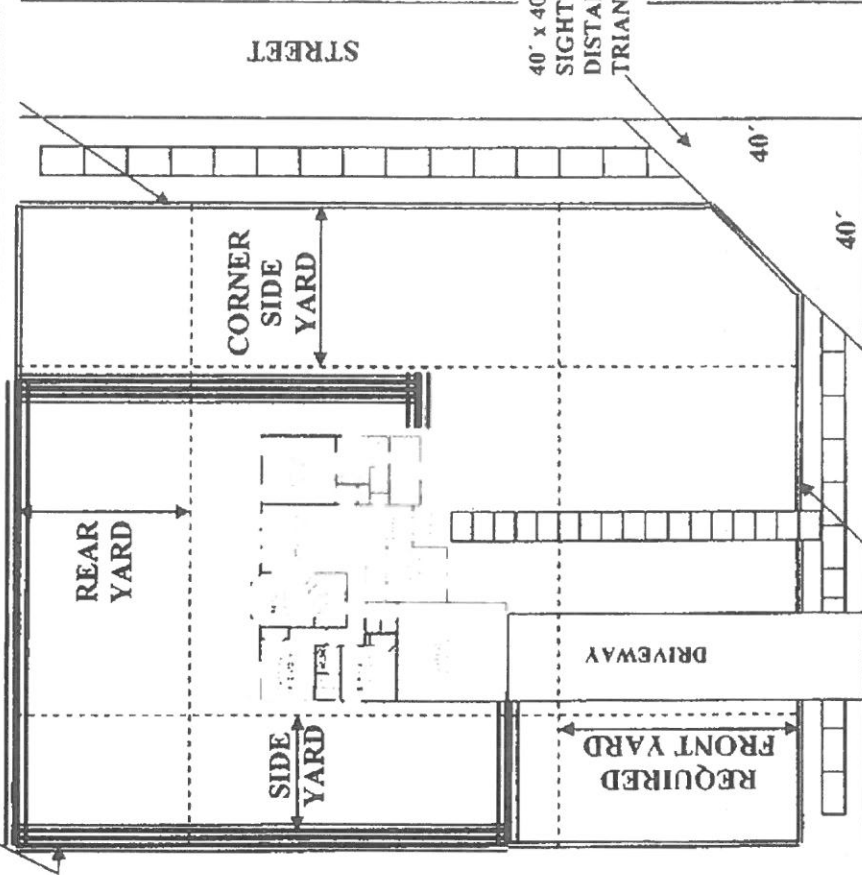
IN REAR & SIDE YARDS HEIGHT LIMIT IS:
6 ft. Semi-solid & solid fences in Residential
8 ft. abutting Business & Manufacturing Districts



OPEN &/OR DECORATIVE
FENCES IN FRONT YARDS
MAY BE 4 ft. IN HEIGHT

IN REAR & SIDE YARDS

HEIGHT LIMIT IS:
6 ft. Semi-solid & solid fences in Res.
8 ft. abutting Bus. & Mfg.



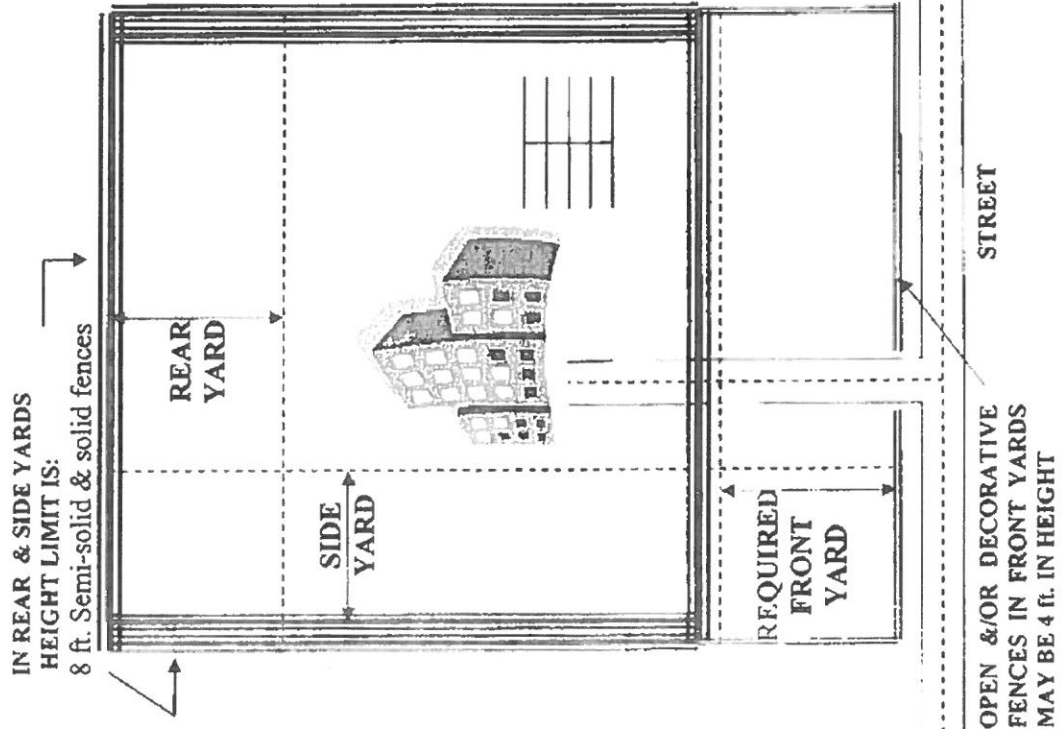
OPEN &/OR DECORATIVE
FENCES IN FRONT YARDS
MAY BE 4 ft. IN HEIGHT

CORNER LOT

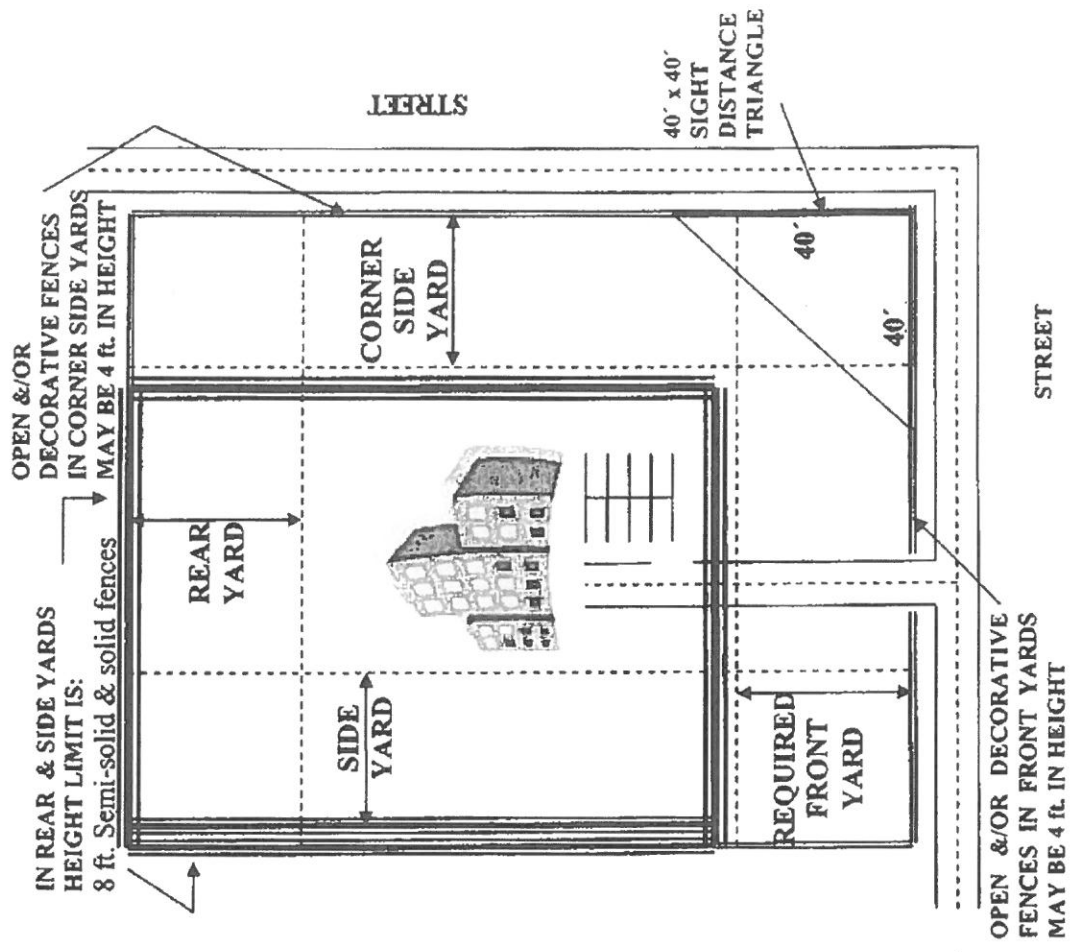
OPEN &/OR DECORATIVE
FENCES IN CORNER SIDE
YARDS MAY BE 4 ft. IN HEIGHT

PERMITTED FENCES,
LOCATIONS IN YARDS AND
HEIGHT LIMITS ILLUSTRATED
Business & Manufacturing Districts

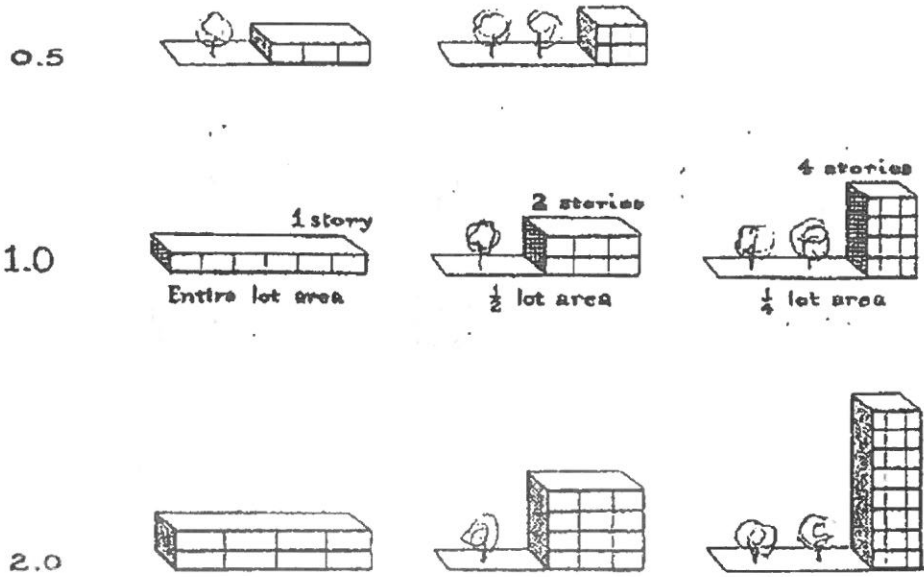
INTERIOR LOT



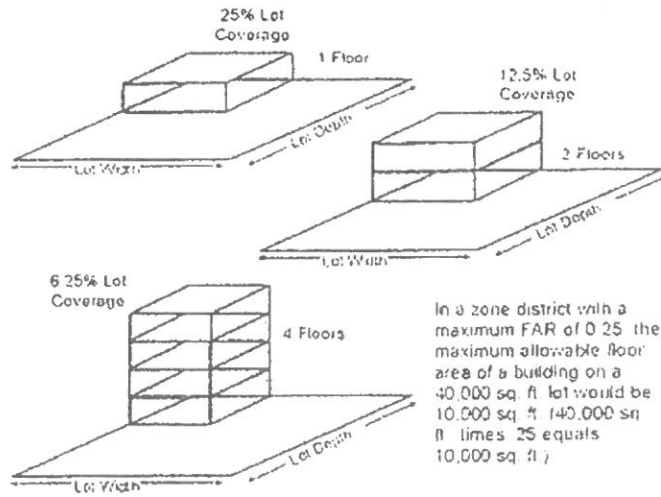
CORNER LOT



FLOOR AREA MEASUREMENTS (how to calculate)



Possible Building Configurations for 0.25 FAR



In a zone district with a maximum FAR of 0.25 the maximum allowable floor area of a building on a 40,000 sq. ft. lot would be 10,000 sq. ft. (40,000 sq. ft. times .25 equals 10,000 sq. ft.)

NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$$