

9.04.07. Land Use Regulation, Agricultural and Residential Zones.

1. Table Summary of Land Use Regulations, Agricultural and Residential Zones.

	A	RA-5	RR	R1-40	R1-20	R1-10	R1-9	R2-8	R3-6	MF-10	MF-14	MF-18	MR
Maximum Units per Acre	1 unit/5 acre	1 unit/5 acres	1 unit/acre	1 unit/acre	2 units/acre	3 units/acre	4 units/acre	5 units/acre ²	6 units/acre ²	10 units/acre ²	14 units/acre ²	18 units/acre ²	8 units/acre ⁵
Minimum Lot Sizes, Residential⁶	5 acres	5 acres	1 acre	1 acre	14,000 sq.ft.	10,000 sq.ft.	9,000 sq.ft.	8,000 sq.ft.	6,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,200 sq.ft.
Minimum Lot Size, Non-residential	5 acres	5 acres	1 acre	1 acre	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	30,000 sq.ft.	10,000 sq.ft.
Footprint Development :	N/A	N/A	N/A	N/A	N/A	N/A	allowe d	allowe d	allowe d	allowed	allowed	allowed	allowed
Minimum Building Separation							10'	10'	10'	10'	10'	10'	10'
Minimum Project Size							5 acres	5 acres	5 acres	5 acres	5 acres	5 acres	50 Acres
Maximum Lot Coverage	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	Per NP ⁴
Primary Structure Maximum Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	40'	40'	35' for SF 40' for TH 45' for stacked #
Accessory Structure Height: see 19.05.11													
Minimum Dwelling Size	1,600 sq.ft.	1,600 sq.ft.	1,600 sq.ft.	1,600 sq.ft.	1,500 sq.ft.	1,250 sq.ft.	1,250 sq.ft.	1,250 sq.ft.	1,000 sq.ft.	1,000 sq.ft.	800 sq.ft.	800 sq.ft.	800 sq.ft.
Minimum Lot Width	250'	250'	100'	100'	90'	70'	70'	60'	50'	50'	50'	50'	50'
Minimum Lot Frontage³				75'	35'	35'	35'	35'	35'	35'	35'	35'	Per NP
Minimum Open Space Frontage	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	Per NP
Minimum Setbacks for Primary Structures:													See ##
Front ¹	50'	50'	35'	35'	25', An enclosed entry or porch may encroach up to 5' into the required setback				25' to garage, 20' to front plane of the building				20'
Street side	50'	50'	35'	35'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Interior Side	12'	12'	12'	12'	8'/20' (min/c ombined)	8'/20' (min/c ombined)	8'/16' (min/c ombined)	6'/12' (min/c ombined)	10' between buildings, 5' between exterior walls and property lines.				

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Non-residential Interior Side	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
Rear ¹	25'	25'	25'	25'	25'	25'	20'	20'	20' between buildings, 20' between exterior walls and property lines.					
Non-residential Rear	25'	25'	25'	25'	25'	25'	20'	20'	30'	30'	30'	30'	20'	
Minimum Setbacks for Accessory Structures:														
Front								Same as principal structure						
Street side								Same as principal structure						
Interior Side	25'	12'	12'	12'	5'	5'	5'	5'	5'	5'	5'	5'	5'	
Rear	25'	12'	12'	12'	5'	5'	5'	5'	5'	5'	5'	5'	5'	
Distance from a Residence	Structures housing animals shall be 60' from neighboring residences, 5' for all other structures					5' from dwelling								

¹ An unenclosed entry, porch, or deck may encroach up to five feet into either the required front setback or rear setback.

² No density shall be calculated on sensitive lands

³ Frontage exceptions: flag lots and lots on shared driveways subject to the standards in 19.12

⁴ NP refers to the Neighborhood Plan as required in the Mixed Residential Zone per 19.04.13

⁵ Up to 12 units per acre may be considered in the MR Zone per 19.04.13.4

⁶ Corner lots in the R1-10, R1-9, R2-8, R3-6, MR-10, MF-14, and MF-18 zones shall be ten percent larger than the minimum required of the zone.

#SF means single family, TH means townhomes and stacked means stacked multifamily units

##Setback reductions may be considered at the time of Neighborhood Plan Approval per 19.04.13