

**Development Standards Reference Table  
Residential Duplex (R-2) Zoning District**

	<b>Required/Permitted</b>	<b>Proposed</b>	<b>Code Section</b>
<i>Units Per Lot*</i>	Two	Two existing; No change proposed to the number of units.	17.14.070
<i>Building Height</i>	32 feet	<b>Existing:</b> 20 feet, 8 inches; no change in height	17.14.070
<i>Stories</i>	2 stories	2 stories; no change in height	17.14.070
<i>Fence height</i>	42 inches in front yard setback (first 10') 6 feet in all other areas	No proposed fences or gates; existing chain link fence	17.12.070
<i>Floor Area Ratio (FAR)</i>	0.70 FAR for R-2-6 Districts; .15 - .25 FAR for Old Towne Orange Historic District.	.32 FAR; no change in FAR	17.14.070; Historic Preservation Design Standards
<i>Lot frontage</i>	60 feet	50 feet, existing (legal nonconforming)	17.14.070
<i>Lot depth</i>	N/R	125.5 feet	17.14.070
<i>Parking (residential)</i>	2 parking spaces per unit, one of which shall be in an enclosed garage	<b>Existing:</b> 2 enclosed spaces, 2 unenclosed spaces.	Table 17.34.060.A
<i>Minimum Setback, Front</i>	15 feet; 20 feet in Old Towne Historic District	20 feet, existing; no change	17.14.070
<i>Minimum Setback, Rear</i>	10 feet	59 feet to the existing building; 49 feet to the balcony	17.14.070

<i>Minimum Setback, Side Interior</i>	5 feet	<b>Existing:</b> 6.91 feet at south property line, 14 feet at north property line of existing residence (no change to existing residence); <b>Proposed balcony:</b> 6.91 feet at south property line, 14 feet at north property line of existing residence.	17.14.070
---------------------------------------	--------	--	-----------

Note: Landscaping requirements not applicable for project.