

**Development Standards Reference Table
Single-Family Residential (R-1) Zoning District**

	Required/Permitted	Proposed	Code Section
<i>Building Height</i>	32 feet	Existing: 11 feet, 6 inches Proposed: 8 feet, 1 inch	17.14.070
<i>Stories</i>	2 stories	1 story; 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 6 foot wood fence and gate to remain.	17.12.070
<i>Floor Area Ratio (FAR)</i>	0.60 FAR for R-1-8 Districts	.25 FAR; project will result in a .02 increase in FAR.	General Plan, Land Use Element;
<i>Lot frontage</i>	60 feet	83 feet, 2 inches existing	17.14.070
<i>Lot depth</i>	100 feet	100 feet, existing	17.14.070
<i>Parking (residential)</i>	2 enclosed garage spaces up to 4 bedrooms.	1 enclosed space and one carport. No change in existing	Table 17.34.060.A
<i>Minimum Setback, Front</i>	20 feet	24 feet, 7 inches, existing; no change	17.14.070
<i>Minimum Setback, Rear</i>	20 feet	27 feet, 4 inches, existing; no change	17.14.070
<i>Minimum Setback, Side Interior</i>	5 feet	16 feet, 8 inches at west property line, 13 feet and 5 inches at east property line of existing residence, 5 feet at proposed addition. (no change to existing residence)	17.14.070

Note: Landscaping requirements not applicable for project.