

Development Standards Reference Table
Single-Family Residential 6,000 Sq Ft (R-1-6) Zoning District

	Required/Permitted	Proposed	Code Section
<i>Lot Area</i>	8,000 square feet (minimum)	6,750 square feet (existing; no change proposed)	17.14.070
<i>Lot Frontage</i>	60 feet (minimum)	50 feet (existing; no change proposed)	17.14.070
<i>Lot Depth</i>	100 feet (minimum)	135 feet (existing; no change proposed)	17.14.070
<i>Setback, Front</i>	20 feet (minimum)	22 feet, 9 inches (existing; no change proposed)	17.14.070
<i>Setback, Side Interior</i>	5 feet (minimum)	10 feet, 6 inches (north) 30 feet, 6 inches (south)	17.14.070
<i>Setback, Street Side</i> <i>(for corner and reverse lots)</i>	10 feet (minimum))	N/A	17.14.070
<i>Setback, Rear</i>	20 feet	45 feet, 7 inches	17.14.070
<i>Building Height</i>	32 feet (maximum) 2 stories (maximum)	14 feet, 3 inches 1 story	17.14.070
<i>Floor Area Ratio (FAR)</i>	0.60 FAR (maximum)	0.28 FAR	17.14.070
<i>Usable Open Space</i>	1,000 square feet (minimum)	> 1,000 square feet	17.14.070
<i>Off-Street Parking</i>	2 enclosed garage spaces (up to four bedrooms)	Existing nonconforming detached garage to remain "as is." *The OMC only requires dwellings to comply only at such time as additions and alterations which increase the floor area by more than 25% or 500 square feet, whichever is greater, are carried out. The proposed 267 sq ft addition does not exceed 25% of the floor area	17.34.020 Table 17.34.060.A