

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)	11,979 square feet (existing; no change proposed)	17.14.070
<i>Lot Frontage</i>	60 feet (minimum)	54 feet, 3 inches (existing; no change proposed)	17.14.070
<i>Lot Depth</i>	100 feet (minimum)	172 feet, 10 inches	17.14.070
<i>Setback, Front</i>	20 feet (minimum)	20 feet, 3 inches	17.14.070
<i>Setback, Side Interior</i>	5 feet (minimum for a principal structure) 0 feet (minimum for a detached accessory structure)	2 feet, 6 inches *Building height shall not exceed 10 feet for that portion of the accessory that occurs within the side or rear setback areas, as defined for principal structures	17.14.160
<i>Setback, Street Side</i> <i>(for corner and reverse lots)</i>	10 feet (minimum)	Greater than 10 feet	17.14.070
<i>Setback, Rear</i>	20 feet (minimum)	26 feet, 3 inches	17.14.070
<i>Building Height</i>	32 feet (maximum) 2 stories (maximum)	10 feet, 9 inches 1 story	17.14.070
<i>Floor Area Ratio (FAR)</i>	0.60 FAR (maximum)	0.226 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)	2 enclosed garage spaces (One in the existing garage; one in the new proposed garage/workshop)	17.34.020 Table 17.34.060.A