

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

	<b>Required/Permitted</b>	<b>Proposed</b>	<b>Code Section</b>
<i>Building Height</i>	32 feet	28 feet, 8 inches	17.14.070
<i>Stories</i>	2 stories	2 stories	17.14.070
<i>Fence height</i>	42 inches in front yard setback (first 10') 6 feet in all other areas	Existing six-foot wrought iron fencing with CMU pilasters outside front setback and 6-foot CMU block wall at east and south property.	17.12.070
<i>Floor Area Ratio (FAR)</i>	0.40 FAR	.25 FAR	General Plan, Land Use Element
<i>Landscaping (residential)</i>	<ul style="list-style-type: none"> <li>• Front - 10 feet</li> <li>• Interior side and rear yards - 4 feet or, when adjacent to perpendicular parking, 6 feet</li> <li>• Parking area screening from a public street with 5-gallon shrubs, 3 feet on center.</li> <li>• Trash Enclosures require a 4 foot wide landscaped planter on at least 2 sides.</li> <li>• 25 percent of required trees need to be 24-inch box and 75 percent need to be in 15 gallon containers.</li> <li>• 102 trees required</li> </ul>	<ul style="list-style-type: none"> <li>• 12-20 feet</li> <li>• 4 feet east side 4 feet south side</li> <li>• Parking area screened per requirements</li> <li>• Trash enclosure screened on two sides by existing planters.</li> <li>• All trees are 24-inch box</li> <li>• 87 trees proposed</li> </ul> <p><b>DRC appropriateness determination required</b></p>	Landscape Standards and Specifications

	<ul style="list-style-type: none"> <li>• Shrubs shall be 5-gallon except for groundcover.</li> <li>• Shrubs are <i>encouraged</i> at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center.</li> <li>• Street trees required as determined by Public Works.</li> </ul>	<ul style="list-style-type: none"> <li>• Shrubs are 5 gallon plus groundcover provided.</li> <li>• Shrubs provided at the new planter in parking lot at 4-foot or greater in width.</li> <li>• 9 existing street trees. 2 street trees requested by staff in existing tree wells.</li> </ul>	
<i>Lot frontage</i>	60 feet	228 feet	17.14.070
<i>Lot depth</i>	100 feet	352 feet	17.14.070
<i>Parking (non-residential)</i>	1 space per 3 fixed seats. 133 spaces required	134 spaces provided	Table 17.34.060.B
<i>Setback, Front</i>	20 feet	204 feet	17.14.070
<i>Setback, Rear</i>	20 feet	70 feet	17.14.070
<i>Setback, Street Side</i>	10 feet	100 feet	17.14.070
<i>Setback, Side Interior</i>	5 feet	66 feet	17.14.070