

SINGLE FAMILY RESIDENTIAL ZONING INFORMATION

If you are preparing to submit plans for land development associated with single family residential property, this bulletin can help you to determine what land use regulations apply to your site. The information contained in this bulletin is meant to provide general information and guidance into basic zoning requirements in accordance with the official City Zoning Map only and is not intended to be all inclusive. This bulletin does not include information pertaining to environmentally sensitive area requirements or other land use and building permit requirements and procedures. Additionally, the conditions and regulations described in this bulletin do not address any state or federal regulations regarding the listing of salmonid species under the Endangered Species Act and should not be construed as such. Zoning requirements can and do sometimes change after action by the City Council. Interested parties should always verify current requirements with the City Planning Department.

STANDARDS	SINGLE FAMILY ZONING CLASSIFICATIONS				
	RS-20	RS-15	RS-10	RS-9.6	RS-7.2
Minimum Lot Size	20,000 square ft	15,000 square ft	10,000 square ft	9,600 square ft	7,200 square ft
Street Frontage	75 ft along a public street or right-of-way	75 ft along a public street or right-of-way	75 ft along a public street or right-of-way	N/A	N/A
Lot Width	N/A	N/A	N/A	70 ft	60 ft
Maximum Building Coverage: Percentage	25%	27.5%	30%	30%	35%
* Maximum Impervious Surfaces: Percentage	35%	40%	45%	45%	45%
**Front Yard Setback	20 ft	20 ft	20 ft	20 ft	20 ft
** Side Yard Setback	Minimum combined width of 15 ft	Minimum combined width of 15 ft	Minimum combined width of 15 ft	Minimum combined width of 15 ft	Minimum combined width of 15 ft
** Rear Yard Setback	20 ft	20 ft	15 ft	15 ft	15 ft
***Maximum Height	30 ft	30 ft	30 ft	30 ft	30 ft

* **Impervious Surface** includes but not limited to structure footprints, concrete/paving walkways, patios, or other compacted surfaces which impede the natural infiltration of surface water

** **Building setbacks** are measured from the property line or where an official control exists (such as a private road or access). Side yard setbacks must not be less than five (5) feet on either side, with a minimum combined width of fifteen (15) feet measured from the property line to the nearest point of the building (see reverse side for permitted intrusions). Rear yard setbacks may be reduced to five (5) feet for accessory buildings that do not contain accessory dwelling units.

*** **Height** is defined as the vertical distance, from the average level of the undisturbed soil of the site covered by a structure, measured to the highest point of the structure.

PERMITTED INTRUSIONS

Permitted intrusions into required yards include (1) eaves, not exceeding eighteen inches; (2) fireplace structures, bay windows, garden windows, enclosed stair landings, closets, framed fireplace shafts, or similar projections not exceeding eighteen inches and no more than a total of eight feet measured parallel to the wall of which it is a part; (3) uncovered porches and platforms which do not extend above the floor level of the first floor-eighteen inches into side yards and six feet into the front yard; (4) planting boxes or masonry planters not exceeding forty-two inches in height in any required front yard.

A more comprehensive profile of applicable current land use regulations for specific parcels can be obtained from the City. A written request that identifies the property by address and legal description is required. Please allow at least two weeks for the written response.

For more information please contact:

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