

DEVELOPMENT STANDARDS

	Commerical Mixed Use (M-9)	Residential Mixed Use (M-9)	Commercial (CO)	Single-Family Residential (SH)	Multi-Family Residential (MH)	Public/Semi-Public (PS)	Parks/ Recreation (PR)
Minimum Lot Area	3,500 sq. ft	6,000 sq. ft-7,000 sq. ft	3,500 sq. ft.	5,000 sq. ft.	2,500 sq. ft	N/A	N/A
Minimum Lot Width	35 ft.	None	35 ft.	50 ft.	---	N/A	N/A
Maximum Building Height	50 ft.	30 ft.(b)	50 ft.	35 ft. or 2 1/2 stories	20 ft.	35 ft.	35 ft.
Floor Area Ratio (FAR)	0.35	.35(c)	---	N/A	.35(c)	1	1
Maximum Lot Coverage	35%	35%	---	50%	---	50%	40%
Residential Density (units p/net acre) (m)	---	Site 1: 12-20.9 Site 2: 7.3-11.9	---	8.7	12	----	---
Front Yard Setback (h)	10 ft. (a)	10 ft.	10 ft.(a)	20 ft.	20 ft. for primary frontage 15 ft. for secondary	15 ft.	20 ft. (f)
Side Yard Setback (j)	None	20 ft. (d)	None	lot width up to 31 ft. 31 ft. - 41 ft. 41 ft. - 51 ft. 51 ft. - 80 ft. 80 ft. - 120 ft. 120 ft.-140 ft. 140 ft. and up	min/agg. setback 3 ft. / 6 ft. 3 ft. / 8 ft. 5 ft. / 10 ft. 5 ft. / 15 ft. 10 ft. / 20 ft. 15 ft. / 35 ft. 20 ft. / 40 ft.	10 ft.	5 ft. min. 15 ft. aggregate (f)
Street Side Yard Setback (h)	10 ft.	10 ft. (d)	10 ft.	15 ft.	10 ft.(f)	10 ft.	15 ft. (f)
Rear Yard Setback	None	15 ft. (d)	None	15 ft.(d)	15 ft.(d)	10 ft.	15 ft. (f)
Parking	Retail: 4/1,000 sq. ft.	studio: 1 p/unit 1 bdrm: 1.5 p/unit 2+ bdrm: 2 p/unit plus 1/4 p/unit (e)	4/1,000 sq. ft	1 covered space, 1 uncovered-3 bedrooms or less (up to 1,200 sq.ft. of bdg) 2 covered spaces, 2 uncovered- 4 bedrooms or more (k)	2 covered spaces per lot(g)	on site	on site
Minimum Landscaped Area	subject to review and approval	25% of site	subject to review and approval	front and corner side yards, excluding approved driveway (l)	All areas not occupied by approved driveways, patios, and other facilities shall be landscaped.	all setbacks	subject to review and approval

- (a) Every structure erected for retail business use and every structure accessory to it shall be located at least ten feet from the boundary line of any existing road or highway
- (b) Except that when the area abuts any single family residential district, then the building height maximum of the portion of this district within fifty feet of the abutting single family residential district shall be twenty feet.
- (c) Excludes upper level residential
- (d) Detached accessory structures, located behind the residence and not adjacent to any street may have side and rear yard setbacks of 3 ft. minimum, must be no higher than 15 ft. and limited to 500 sq. ft. Check with the building department for new fire code issues regarding reduced setbacks.
- (e) Senior citizen housing may be granted lower parking requirements
- (f) These minimums may be reduced to three feet for an accessory building or structure if it is set back at least fifty feet from the front property line. Check with the building department for new fire code issues regarding reduced setbacks.
- (g) Spaces shall each have a covered or open surfaced area of at least nine by nineteen feet and shall be entirely outside the required setback and side yard areas.
- (h) Site clearance at intersections must be observed (per 82-18.002 of the County Code)
- (i) Net acre is assumed to constitute 75% of gross for single-family and 80% for multiple-family (per pg. 3-13 of the General Plan) and does not include the driveway area of a flag lot in determining lot size.
- (j) The County has adopted the IBC which has new restrictions for side yard setbacks. For a building that is 5 ft. from the property line, it requires a 1 hour fire rated wall. For a buliding that is 3 ft.-5 ft. to a property line will have limited square footage of openings. Please consult with the Building Inspection Department on code requirements.
- (k) Bedroom can include den, office, playroom or similar. Parking is permitted in approved garage and driveway (consisting of no greater than 50% of the front yard setback area). No parking is permitted in the front yard area that is required for landscaping.
- (l) A minimum of 50% of the front setback area shall be landscaped. No parking shall be permitted in this area.