

TABLE 02-A: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

For exceptions and explanatory descriptions of these standards and for other development standards that apply to single-family residential areas, see Articles VI and VII of this title. The number which follows an “RS-” designation indicates the maximum number of lots per acre permitted in the zone; the “RS-A” number indicates the minimum number of acres per lot permitted.

DISTRICT	LOT DIMENSIONS ¹			MINIMUM SETBACKS ^{3, 6} FOR CITY CREATED LOTS				MINIMUM SETBACKS ^{2, 3, 6} FOR LOTS CREATED PRIOR TO INCORPORATION/ANNEXATION				MAXIMUM LOT COVERAGE ⁸	MAXIMUM HEIGHT ^{3, 4, 7}	PARKING REQUIREMENT ⁵	
	AREA	WIDTH	DEPTH	FRONT	INTERIOR SIDE	STREET SIDE	REAR	FRONT	INTERIOR SIDE	STREET SIDE	REAR				
					TTL BOTH SIDES	ONE SIDE									less than 5,000 s.f. of habitable space = 2 enclosed garage spaces
RS-A-5	5 acres	200	300	20	30	10	20	20	20	5	10	15	6%	16	5,000 s.f. or more of habitable space = 3 enclosed garage spaces
RS-1	1 acre	100	150	20	25	10	20	20	20	5	10	15	25%	16	
RS-2	20,000 s.f.	90	120	20	20	10	20	20	20	5	10	15	40%	16	
RS-3	13,000 s.f.	80	110	20	20	10	20	15	20	5	10	15	45%	16	
RS-4	10,000 s.f.	75	100	20	20	10	20	15	20	5	10	15	50%	16	
RS-5	8,000 s.f.	65	100	20	20	10	20	15	20	5	10	15	52%	16	

1. For an existing lot which does not meet these standards, see Chapter 17.84 (Nonconformities).
2. Lots of record, existing as of November 25, 1975 (adoption of this Code), or within Eastview and existing as of January 5, 1983 (annexation), shall use these development standards for minimum setbacks.
3. For description, clarification and exceptions, see Chapter 17.48 (Lots, Setbacks, Open Space Area and Building Height).
4. For a description of height measurement methods and the height variation process, see Section 17.02.040 of this chapter. A height variation application shall be referred directly to the planning commission for consideration, if any of the following is proposed:
 - A. Any portion of a structure which exceeds sixteen feet in height extends closer than twenty-five feet from the front or street-side property line.
 - B. The area of the structure which exceeds sixteen feet in height (second story footprint) exceeds seventy-five percent of the existing first story footprint area (residence and garage);
 - C. Sixty percent or more of an existing garage footprint is covered by a structure which exceeds sixteen feet in height (a second story).
 - D. The portion of a structure that exceeds sixteen feet in height is being developed as part of a new single-family residence; or
 - E. Based on an initial site visit, the director determines that any portion of a structure which is proposed to exceed sixteen feet in height may significantly impair a view as defined in this chapter.
5. For parking development standards, see Section 17.02.030(B) of this chapter.
6. A garage with direct access driveway from the street of access shall not be less than twenty feet from the front or street-side property line, whichever is the street of access.
7. Exterior stairs to an upper story are prohibited, unless leading to and/or connected to a common hallway, deck or entry rather than a specific room.
8. For purposes of calculating lot coverage, a private street easement shall not be considered a part of the lot area and the improved area of a private street easement shall not be counted as lot coverage.