

LAND USE REGULATIONS

18 Attachment 5

**Table 5 – Residential Districtstempfile_1215
Lot Size, Coverage, Density, Setback, and Height**

	R-1	R-2	R-3
Minimum lot size ¹	10,000 square feet	5,000 square feet, single-family; 7,500 square feet, duplex	5,000 square feet single-family; 1,500 square feet each additional unit
Maximum density, with PD permit	6 d.u./net residential acre	10 d.u./net residential acre	16 d.u./net residential acre
Maximum building coverage ²	35%	50%	50%
Maximum lot coverage ²	50%	65%	80%
Minimum front yard setback ^{2,3}	15 feet	15 feet	15 feet
Minimum side yard setback ^{2,3}	5 feet	5 feet	5 feet
Minimum rear yard setback, main structure ³	15 feet	10 feet	5 feet
Minimum rear yard setback, accessory structure ³	5 feet	5 feet	5 feet
Maximum height, main structure	30 feet	30 feet	30 feet
Maximum height, accessory structure	24 feet	24 feet	24 feet
Minimum lot size with accessory dwelling unit	15,000 square feet	7,500 square feet	6,500 square feet
Minimum primary dwelling unit size	950 square feet	500 square feet	360 square feet
Minimum accessory dwelling unit size ⁴	360 square feet	360 square feet	360 square feet

LEGEND: d.u. = dwelling unit

¹ Minimum lot sizes do not apply to planned developments.

² Maximum lot coverage, front yard setback, and side yard setback apply to all structures, including accessory dwelling units.

³ Required off-street parking is not allowed in required front, side, or rear yard setbacks.

⁴ Limited to detached dwellings.

(Ord. 753 § 4 (Exh. D), 2019; Ord. 620 § 5(Table 5), 2010)