

ZONING

21 Attachment 3a

Appendix 21.A

21.A.A Table A—Development standards, single-family residence zones.

**Table A  
Development Standards  
Single-Family Residence Zones**

(Ord. 2081, 1/9/2024; Ord. 2071 § 4, 2022; Ord. 2053 § 4, 2020; Ord. 2050 § 5, 2020; Ord. 2019 § 4, 2017; Ord. 2017 § 2, 2017; Ord. 2015 § 2, 2017; Ord. 2007 § 2, 2016; Ord. 1984 §§ 8, 9, 2014; Ord. 1969 § 2, 2013; Ord. 1962 § 4, 2012; Ord. 1958 § 5, 2012; Ord. 1937 § 2, 2010; Ord. 1933 § 4, 2010; Ord. 1924 §§ 13, 14, 2009; Ord. 1916 § 2, 2009; Ord. 1868 § 2, 2007; Ord. 1836 § 27, 2006; Ord. 2085, 5/28/2024; Ord. 2095, 11/12/2025)

Zone	Minimum Lot Area	Minimum Lot Width*	Minimum Lot Depth	Minimum Front Setback ***	Minimum Side Setback	Minimum Rear Setback	Maximum Floor Area	Maximum Second Floor Area	Maximum Height
R1	7,500 sq ft	70 ft	100 ft	20 ft	4 ft (1st story) 5 ft (2nd story)	4 ft (1st story) 25 ft (2nd story)	35% FAR not including ADUs, JADUs, and secondary SB 9 units and a 500 sq ft attached or detached garage *****	75% of first floor excluding a 400 sq ft attached garage *****	Two stories not to exceed 25 ft
E3	8,000 sq ft	70 ft	100 ft	25 ft	4 ft (1st story) 7 ft (2nd story)	4 ft (1st story) 35 ft (2nd story)			
E4	8,500 sq ft	75 ft							
E5	10,500 sq ft	85 ft							
E6	12,500 sq ft 15,000 sq ft	100 ft							
E7	See official zoning map	100 ft							
RHR	43,560 sq ft	200 ft **	200 ft **	40 ft or 10% of lot depth, whichever is greater, as measured from the street ****	30 ft side yards shall total at least 30% of the lot width ****	50 ft or 20% of lot depth, whichever is greater ****	n/a See § 21.04.030 for land coverage replacements		

\* For lots fronting on a cul-de-sac, seventy-five ft in the R and E zones and 150 ft in the RHR zone.  
 \*\* When necessary to preserve the natural topography or other natural features, the minimum street frontage shall be sixty feet and the minimum lot width shall be two hundred feet at a point not more than four hundred feet from the front property line as measured from the street.  
 \*\*\* For infill development, the minimum front setback shall be the average front setback of the two adjacent residences, but not less than the minimum specified.  
 \*\*\*\* The Director may increase or decrease the minimum setbacks to preserve the natural topography or other natural features.  
 \*\*\*\*\* Lots exceeding ten percent average slope are subject to Section 21.04.030 instead of the maximum floor area requirement.  
 \*\*\*\*\* Hillside lots may request approval of a minor modification pursuant to Section 21.02.035 to allow an increase to eighty-five percent second floor area based on findings with facts.