

4-2-110A

DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL ZONING DESIGNATIONS (Primary and Attached Accessory Structures)				
	RC	R-1	R-4	R-8
<b>DENSITY (Net Density in Dwelling Units per Net Acre)</b>				
<b>Minimum Housing Density for proposed short plats or subdivisions</b>	None	None	None	4 dwelling units per net acre. <sup>1,2</sup>
<b>Maximum Housing Density<sup>2, 14</sup></b>	1 dwelling unit per 10 net acres. <sup>5</sup>	1 dwelling unit per 1 net acre except that in designated Urban Separators, density of up to 1 unit per gross acre may be permitted subject to conditions in RMC <a href="#">4-3-110</a> , Urban Separator Overlay.	4 dwelling units per 1 net acre. <sup>13</sup>	8 dwelling units per 1 net acre.
<b>NUMBER OF DWELLING UNITS PER LOT</b>				
<b>Maximum Number per legal lot<sup>2</sup></b>	1 dwelling with 1 accessory unit.	1 dwelling unit.	1 dwelling unit.	1 dwelling unit.
<b>LOT DIMENSIONS</b>				
<b>Minimum Lot Size for lots created after</b>	10 acres.	1 acre. 10,000 sq. ft. for cluster	8,000 sq. ft. <sup>11, 13</sup> except <del>where</del> <u>for</u> small lot clusters <sup>10</sup> <del>are</del> <u>allowed, where</u> R-8 standards	4,500 sq. ft. for parcels greater than 1 acre.

<i>November 10, 2004</i>		development. <sup>3</sup>	shall apply.	5,000 sq. ft. for parcels 1 acre or less.
<b>Minimum Lot Width</b> <i>for lots created after November 10, 2004</i>	150 ft. for interior lots. 175 ft. for corner lots.	75 ft. for interior lots. 85 ft. for corner lots. Except for clustered development within designated Urban Separators, R-4 standards shall apply for both interior and corner lots.	70 ft. for interior lots. 80 ft. for corner lots. <sup>11, 13</sup> Except <del>where for</del> small lot clusters <sup>10</sup> <del>are allowed where;</del> R-8 standards shall apply.	50 ft. for interior lots. 60 ft. for corner lots.
<b>Minimum Lot Depth</b> <i>for lots created after November 10, 2004</i>	200 ft.	85 ft.	80 ft. <sup>11, 13</sup> <del>except for small lot clusters<sup>10</sup> where R-8 standards shall apply</del> <del>except where small lot clusters<sup>10</sup> are allowed, R-8 standards shall apply.</del>	65 ft.
<b>SETBACKS<sup>4</sup></b>				
<b>Minimum Front Yard</b>	30 ft. <sup>6</sup>	30 ft. <sup>6</sup>	30 ft. <sup>12, 13</sup> <del>except for small lot clusters<sup>10</sup> where R-8 standards shall apply</del> <del>except where small lot clusters<sup>10</sup> are allowed, R-8 standards shall apply.</del> <b>Unit with Alley Access Garage:</b> The front yard setback of the primary structure may be reduced to 20 ft. if all parking is provided in the rear yard of the	15 ft. for primary structure. 20 ft. for attached garages accessed from front or side yard street. <b>Unit with Alley Access Garage:</b> The front yard setback of the primary structure may be reduced to 10 ft. if all parking is provided in the rear yard of the lot with

			lot with access from a public right-of-way or alley. <sup>6</sup>	access from a public right-of-way or alley. <sup>6</sup>
<b>Minimum Side Yard Along a Street</b>	30 ft. <sup>7</sup>	20 ft. <sup>7</sup>	20 ft. <sup>12, 13</sup> <del>except where small lot clusters<sup>10</sup> are allowed;</del> 15 ft. is allowed <u>in small lot clusters<sup>10</sup>.</u>	15 ft. <sup>7</sup> for the primary structure and 20 ft. for attached garages which access from the front and side yard along a street.
<b>Minimum Side Yard</b>	25 ft.	15 ft.	15 combined ft. <sup>12, 13</sup> is allowed with a minimum of 5 ft. for any side yard. <del>5 ft. is allowed in small lot clusters<sup>10</sup> except where small lot clusters<sup>10</sup> are allowed, 5 ft.</del>	5 ft.
<b>Minimum Rear Yard</b>	35 ft.	25 ft.	25 ft. <del>Where small lot clusters<sup>10</sup> are allowed, 20 ft. is allowed in small lot clusters<sup>10</sup></del>	20 ft.
<b>Clear Vision Area</b>	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a> .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a> .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a> .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a> .
<b>Minimum Freeway Frontage Setback</b>	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.	10 ft. landscaped setback from the street property line.

<b>BUILDING STANDARDS</b>				
<b>Maximum Building Height and Number of Stories</b> , except for uses having a "Public Suffix" (P) designation <sup>9</sup>	2 stories and 30 ft.	2 stories and 30 ft.	2 stories and 30 ft. for standard roof. 2 stories and 35 ft. for roofs having a pitch greater than 3/12.	2 stories and 30 ft.
<b>Maximum Height for Wireless Communication Facilities</b>	See RMC <a href="#">4-4-140G</a> .	See RMC <a href="#">4-4-140G</a> .	See RMC <a href="#">4-4-140G</a> .	See RMC <a href="#">4-4-140G</a> .
<b>Maximum Building Coverage</b> <i>(Including primary and accessory buildings)</i>	<p><b>Lots 5 acres or more:</b> 2%. An additional 5% of the total area may be used for agricultural buildings.</p> <p><b>Lots 10,000 sq. ft. to 5 acres:</b> 15%. On lots greater than 1 acre, an additional 5% of the total area may be used for agricultural buildings.</p> <p><b>Lots 10,000 sq. ft. or less:</b> 35%.</p>	35%.	<p><b>Lots greater than 5,000 sq. ft.:</b> 35% or 2,500 sq. ft., whichever is greater.</p> <p><b>Lots 5,000 sq. ft. or less:</b> 50%.</p>	<p><b>Lots 5,000 sq. ft. or greater:</b> 35% or 2,500 sq. ft., whichever is greater.</p> <p><b>Lots less than 5,000 sq. ft.:</b> 50%.</p>
<b>Vertical Facade Modulation</b>		<u>-All dwelling units shall provide vertical facade modulation at least every</u>	All dwelling units shall provide vertical facade modulation at least every twenty horizontal	<u>-All dwelling units shall provide vertical facade modulation at least every</u>

		<u>twenty horizontal feet (20'), including front, side and rear facades when visible from a street.</u>	feet (20'), including front, side and rear facades when visible from a street.	<u>twenty horizontal feet (20'), including front, side and rear facades when visible from a street.</u>
<u>Architectural Features</u>		<u>Architectural features shall be provided on all dwelling units. These shall include decorative hip or gable roofs with a pitch equal to or greater than one to two (1:2), windows and doors with decorative trim at least four inches (4'') in width, and eaves projecting at least eighteen inches (18'') from the face of the building on at least seventy five percent (75%) of the building's exterior perimeter with horizontal fascia at least ten inches (10'') deep on all sides of the structure.</u>	<u>Architectural features shall be provided on all dwelling units. These shall include decorative hip or gable roofs with a pitch equal to or greater than one to two (1:2), windows and doors with decorative trim at least four inches (4'') in width, and eaves projecting at least eighteen inches (18'') from the face of the building on at least seventy five percent (75%) of the building's exterior perimeter with horizontal fascia at least ten inches (10'') deep on all sides of the structure.</u>	<u>Architectural features shall be provided on all dwelling units. These shall include decorative hip or gable roofs with a pitch equal to or greater than one to two (1:2), windows and doors with decorative trim at least four inches (4'') in width, and eaves projecting at least eighteen inches (18'') from the face of the building on at least seventy five percent (75%) of the building's exterior perimeter with horizontal fascia at least ten inches (10'') deep on all sides of the structure.</u>
<b>LANDSCAPING AND OPEN SPACE</b>				
<b>Minimum Off-Site Landscaping Abutting Non-Arterial Public</b>			5 ft. wide irrigated or drought resistant landscape strip; provided, that if there is	5 ft. wide irrigated or drought resistant landscape strip; provided, that if there is

<p><b>Streets for Plats and Short Plats Submitted on or after November 10, 2004</b></p>			<p>additional undeveloped right-of-way in excess of 5 ft., this shall also be landscaped.</p>	<p>additional undeveloped right-of-way in excess of 5 ft., this shall also be landscaped.</p>
<p><b>Minimum Off-Site Landscaping Abutting Principal, Minor and Collector Arterial Streets for Plats and Short Plats Submitted on or after November 10, 2004</b></p>			<p>10 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 10 ft., this shall also be landscaped, unless otherwise determined by the reviewing official during the subdivision process.</p>	<p>10 ft. wide irrigated or drought resistant landscape strip; provided, that if there is additional undeveloped right-of-way in excess of 10 ft., this shall also be landscaped, unless otherwise determined by the reviewing official during the subdivision process.</p>
<p><b>Minimum On- or Off-Site Tree Requirements for Plats and Short Plats Submitted on or after November 10, 2004</b></p>			<p>At least two (2) trees of a City-approved species with a minimum caliper of 1 1/2" per tree shall be planted in the front yard or planting strip of every lot prior to occupancy.</p>	<p>At least two (2) trees of a City-approved species with a minimum caliper of 1 1/2" per tree shall be planted in the front yard or planting strip of every lot prior to occupancy.</p>
<p><b>EXCEPTIONS</b></p>				
<p><b>Pre-Existing Legal Lots</b></p>	<p>Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a</p>	<p>Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing</p>	<p>Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal</p>	<p>Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing</p>

	pre-existing legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC <a href="#">4-3-050</a> , Critical Areas, can be met.	legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC <a href="#">4-3-050</a> , Critical Areas, can be met.	lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC <a href="#">4-3-050</a> , Critical Areas, can be met.	legal lot provided that all setbacks, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied and provisions of RMC <a href="#">4-3-050</a> , Critical Areas, can be met.
<b>CRITICAL AREAS</b>				
<b>General</b>	See RMC <a href="#">4-3-050</a> and <a href="#">4-3-090</a> .	See RMC <a href="#">4-3-050</a> and <a href="#">4-3-090</a> .	See RMC <a href="#">4-3-050</a> and <a href="#">4-3-090</a> .	See RMC <a href="#">4-3-050</a> and <a href="#">4-3-090</a> .

(Ord. 4869, 10-23-2000; Amd. Ord. 4963, 5-13-2002; Ord. 5100, 11-1-2004; Ord. 5132, 4-4-2005; Ord. 5153, 9-26-2005)