

TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District				
	RS-1	RS-2	RS-4	RS-6	RM-12
Minimum lot size	<i>Minimum area and width for new parcels.</i>				
Minimum area (1)	40,000 sf	20,000 sf	12,000 sf	7,200 sf	
Width (2)	100 ft	100 ft	75 ft	55 ft	
Maximum density	1 dwelling unit per lot				2 units per lot
Setbacks	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>				
Front - Main facade	See Section 17.22.050				
Front - Garage	See Section 17.22.050				
Sides	10% of lot width, with a minimum of 5 ft, and a maximum requirement of 10 ft, and consistent with Section 17.40.160 (Encroachment Plane).				
Corner side	10% of lot width, with a minimum of 10 ft, and a maximum requirement of 25 ft				
Rear	25 ft				10 ft
Building separation (4 3)	N.A.				10 ft.
Maximum site coverage	No maximum on lots 7,200 sf or less, 35% otherwise				
Maximum site coverage	<i>Maximum allowed lot coverage of all roofed areas on the site.</i>				
Site 7,200 sf or less	No maximum				
Site greater than 7,200 sf to 11,999 sf	35%; up to 40% provided any additional coverage over 35% shall be single-story only.				
Site 12,000 sf or more	35% or 4,800 sf, whichever is greater; any additional coverage over 35% shall be single-story only.				
Maximum floor area (3)	<i>Maximum allowed gross floor area of all structures on the site.</i>				
Site less than 32,670 sf	30% of lot size plus 500 sf				35% of lot size plus 500 sf per unit
Site of 32,670 sf or more	30% of lot size plus 1,000 sf				
Site less than 12,000 sf	30% of lot size plus 500 sf				35% of lot size plus 500 sf per unit
Site of 12,000 sf to 24,000 sf	20% of lot size plus 1,700 sf				
Site 24,000 sf or more	25% of lot size plus 500 sf				
Exceptions to floor area	<p>1) Habitable attic space that does not exceed 60% of the surface of the building footprint (including attached garages and porches), is not adjacent to a rooftop deck, patio attachment and/or exterior staircase, and the combined width of all dormers along a roofline do not exceed 40% of the roofline.</p> <p>2) An unenclosed area where only one side does not abut enclosed space (floor area), and that side is a minimum 80% open.</p>				