



BASIC RESIDENTIAL SITE REGULATIONS ([§ 20.24.020](#))

| ZONING | USE | MINIMUM SETBACKS | | | | MAX. HEIGHT | MAX. LOT COVERAGE | MAX. FLOOR AREA RATIO (FAR) ⁽²⁾ | NEW SITES/ DEVELOPMENTS | | |
|--------|------------------------------------|------------------|----------------|--------------------------------|------------------------|--------------------------|--------------------|--|-------------------------|-------------------|----------------|
| | | FRONT | REAR | SIDE - INTERIOR ⁽¹⁾ | SIDE - CORNER LOT | | | | MIN. LOT AREA (sq. ft.) | LOT AREA PER UNIT | MIN. LOT WIDTH |
| R-1 | Single-Family Dwelling | 15 ft. | 20 ft. | 10% | 7.5 ft. | 28 ft. | 50% | 0.55 | 3,750 | N/A | 35 ft. |
| | Public & Quasi-Public | ⁽³⁾ | ⁽³⁾ | ⁽³⁾ | ⁽³⁾ | 35 ft. | ⁽³⁾ | N/A | 10,000 | N/A | 75 ft. |
| R-2 | Single-Family Dwelling | 15 ft. | 15 ft. | 10% | 7.5ft. ⁽⁴⁾ | 28 ft. | 50% | 0.55 | 3,750 | N/A | 35 ft. |
| | Two- & Multi-Family Dwellings | 15 ft. | 15ft. | 10% | 7.5 ft. ⁽⁴⁾ | 35/28 ft. ⁽⁸⁾ | 50% | 0.55 | 3,750 | 1,250 sq.ft. | 37.5 ft. |
| | Public & Quasi-Public | ⁽³⁾ | ⁽³⁾ | ⁽³⁾ | ⁽³⁾ | 35 ft. | ⁽³⁾ | N/A | 10,000 | N/A | 75 ft. |
| R-3 | Single- & Two-Family Dwellings | 15 ft. | 15 ft. | 10% | 7.5 ft. ⁽⁴⁾ | 35/28 ft. ⁽⁸⁾ | 50% | 0.55 | 3,750 | 1,250 sq.ft. | 50 ft. |
| | Multi-Fam. Dwellings | 15 ft. | 15 ft. | 5 ft. | 7.5 ft. ⁽⁴⁾ | 35/28 ft. ⁽⁸⁾ | 70% | 1.5/2.0 ⁽⁹⁾ | 5,000 | ⁽⁵⁾ | 50 ft. |
| | Public & Quasi-Public | ⁽³⁾ | ⁽³⁾ | ⁽³⁾ | ⁽³⁾ | 35 ft. | ⁽³⁾ | N/A | 10,000 | N/A | 75 ft. |
| All R | Accessory Buildings ⁽⁶⁾ | N/A | 0 ft. | 0 ft. | 7.5 ft. | 12 ft. | 30% ⁽⁷⁾ | See above | N/A | N/A | N/A |

NOTES

- (1) Ten percent (10%) of lot width, with a maximum of five feet (5') and a minimum of three feet (3').
- (2) The Planning and Zoning Commission may approve an FAR of up to .60 under certain conditions. (See Zoning Ordinance [§ 20.24.050.B.2](#))
- (3) As determined by the Planning and Zoning Commission on a design review/use permit basis.
- (4) One foot (1') shall be added for each twelve feet (12') of height above the lowest fifteen feet (15') of building height.
- (5) Minimum lot area per dwelling unit:

| | <u># Units</u> | <u>Min Lot Area (sq.ft.)</u> | <u># Units</u> | <u>Min Lot Area (sq.ft.)</u> | <u># Units</u> | <u>Min Lot Area (sq.ft.)</u> |
|--|----------------|------------------------------|----------------|------------------------------|----------------|------------------------------|
| | 3 | 3,750 | 6 | 5,828 | 9 | 7,965 |
| (For 12 or more units, refer to Zoning Ordinance §20.24.020 , Table 2.A, note 9) | 4 | 4,500 | 7 | 6,598 | 10 | 8,563 |
| | 5 | 5,000 | 8 | 7,310 | 11 | 9,103 |
- (6) Accessory buildings must be located in the rear or side yard, and may not be closer than six feet (6') to the main building(s) or to other buildings.
- (7) Accessory buildings may not cover more than thirty percent (30%) of the rear yard. Complete accessory building regulations at Zoning Ordinance [§ 20.24.130](#).
- (8) Maximum building height is three stories, or 35 feet, above grade, except that the maximum height allowed at the front setback line shall be 28 feet plus a 45-degree daylight plane (see Zoning Ordinance [§ 20.24.070.B](#))
- (9) FAR may be increased to 1.75 where open space is provided at twice the minimum requirement stated in [§ 20.24.090.B](#). As an incentive for lot consolidation, FAR may be increased to 2.0 within the San Pablo Avenue Specific Plan planning area on through-lots extending to San Pablo Avenue.