



SINGLE-FAMILY DEVELOPMENT STANDARDS

	R-1A	R-1B	R-1C & RHOD Overlay
Land Use Description:	One-Family Dwelling	One-Family Dwelling	Rurban Homesteads
Maximum Height:	2.0 stories & 30 ft.	2.0 stories & 30 ft.	1 st Story Top Plate: 12 ft. 1.5 stories & 25 ft. with Design Review. (See EMMC Section 17.37.040).
Minimum 1 st Story Setbacks for Dwellings:	<u>Front:</u> 20 ft. <u>Corner Street Side:</u> 10 ft. <u>Interior Side:</u> 5 ft. <u>Rear:</u> 10 ft.	<u>Front:</u> 20 ft. <u>Corner Street Side:</u> 10 ft. <u>Interior Side:</u> 5 ft. <u>Rear:</u> 20 ft.	<u>Front:</u> 20 ft. <u>Corner Street Side:</u> 10 ft. <u>Interior Side:</u> 5 ft. <u>Rear:</u> 35 ft.
Minimum 2 nd Story Setbacks for Dwellings:	<u>Front:</u> An additional 5 ft. from the 1 st floor building wall line. <u>Corner Street Side & Interior Side:</u> An additional 5 ft. from the 1 st floor building wall line. <u>Rear:</u> 10 ft.	<u>Front:</u> An additional 5 ft. from the 1 st floor building wall line. <u>Corner Street Side & Interior Side:</u> An additional 5 ft. from the 1 st floor building wall line. <u>Rear:</u> 20 ft.	2 nd stories not permitted.
Minimum Lot Area for 1 Dwelling on a Lot (new lots only):	6,000 sf. & 60 ft. of street frontage.	6,000 sf. & 60 ft. of street frontage.	10,000 sf. & 60 ft. of street frontage.
Maximum Density:	No more than one (1) single-family dwelling unit.	<u>Frontage <200 ft:</u> 9,750 sf. per d.u. <u>Frontage 200-250 ft:</u> 8,625 sf. per d.u. <u>Frontage >250 ft:</u> 7,500 sf. per d.u.	No more than one (1) single-family dwelling unit.
Maximum Floor Area (FAR):	Lots up to 10,000 sf. = 0.35. Lots 10,001-15,000 sf. = 0.30 or 3,500 sf. Lots 15,001-20,000 sf. = 0.25 or 4,500 sf. Lots >20,000 sf. = 0.20 or 5,000 sf.		
Maximum Lot Coverage:	35%		
Minimum Dwelling Size:	1,000 sf.		

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Minimum Distance Between Dwellings:	N/A	40 ft. (i.e. the minimum front & rear yard setback for each dwelling).	N/A
Minimum Parking:	2 parking spaces within a fully enclosed garage. One 1 additional open or enclosed parking space is required for a dwelling unit with a gross floor area greater than 2,000 sf. or having more than 4 bedrooms. For units with more than 4 bedrooms, 1 fully enclosed or open parking space shall be required for each bedroom after the first 4 bedrooms.		
Additional Parking Standards:	<p><u>Additions</u>: When an existing residential use is expanded by 25% or more, the entire property shall conform to the most current parking standards.</p> <p><u>Minimum Driveway Width</u> (additional width may be required by the Fire Department): 1 dwelling: 10 ft. / 2 to 4 dwellings: 12 ft. / 5+ dwellings: 16 ft.</p> <p><u>Driveway Planter</u>: A 3 ft. wide planter shall be adjacent to the driveway.</p> <p><u>Inoperable Vehicle</u>: Must be stored in garages.</p> <p><u>Recreation Vehicle Storage and Location Shall</u>: 1) have valid registration at the location where it is stored; 2) be in operable condition; 3) be parked on a paved surface/in a garage; and 4) not obstruct access to a garage.</p>		
Accessory Structures:	<p><u>Maximum Area</u>: 800 sf.</p> <p><u>Maximum Height</u>: 16 ft.</p> <p><u>Front Setback</u>: Must be behind the front dwelling <i>and</i> either 50 ft. from the front Property line or in the rear half of the lot (whichever is less).</p> <p><u>Corner Street Side</u>: 10 ft.</p> <p><u>Interior Side & Rear</u>: 4 ft.</p> <p><u>Separation from On-site Buildings</u>: 6 ft.</p> <p><u>Other</u>: Not to be used as habitable space. Refer to EMMC Section 17.06.070 for standards for indoor plumbing.</p> <p><u>Accessory Dwelling Units (ADUs)</u>: See EMMC Section 17.06.165.</p>		
Permitted Yard Encroachments:	<p><u>Architectural Features</u>: Cornices, chimneys, canopies, bay windows, eaves or similar architectural features not providing additional floor space within a building may extend up to 2 ft. into a required front, side or rear yard.</p> <p><u>Porches</u>: May extend up to 2 ft. into a required front yard provided it does not exceed 40% of the width of the dwelling or 20 ft., whichever is less.</p> <p><u>Mechanical Equipment</u>: May extend into a required interior side or rear yard, provided the are set back a minimum 3 ft. from the PL.</p>		
Maximum Fence & Wall Heights:	<p><u>Front Yard Setback</u>: 4 ft. (5 ft. if the fence is a minimum 50% open and design includes decorative pilasters).</p> <p><u>Street Side Yard</u>: Within 10 ft. of street PL – same as front yard.</p> <p><u>Corner Yard</u>: Within a 20 ft. corner visibility triangle – 42 in. (4 ft. if the fence is a minimum 50% open and includes decorative pilasters).</p> <p><u>Other Areas</u>: 6 ft.</p>		