

§ 14.05.001 **Residential district standards.**

Except as specifically provided elsewhere in this chapter, dwelling height and building density shall be not more than, and yards and lot size shall not be less than are specified in the table below for the type of use in the district in which such use is located.

(1) Residential district regulations.

Development in residential districts shall conform to the following regulations.

Development Standard							
	RH	AO	R1	MF	RG	MHP	MHS
Minimum Lot Area (sq. ft.) (Note 1)							
Single-family unit	2,860	22,500	6,000		—	—	—
Two-family unit	—	—	—	6,600	—	—	
Gardenhome unit	—	—	—	5,500	—	—	
Multifamily project or group home	—	—	—	7000	—	—	
Manufactured home	—	—	—	—	4,600	4,600	
Mobile home	—	—	—	—	4,600	4,600	
Minimum Lot Dimensions (width in feet)							
Single-family unit	26	150	50			—	
Two-family unit	—	—	—	60		—	—
Gardenhome unit	—	—	—	—	50	—	—
				—			
Multifamily project or group home	—	150	5	60		—	
Manufactured home	—	—	—	—		40	
Mobile home	—	—	—	—		—	40
Minimum Front Yard (feet) (See Note 2)	20	40	20	20	15	20	20
Minimum Side Yard							

Development Standard							
	RH	AO	R1	MF	RG	MHP	MHS
(feet)							
One side yard (minimum)	0	15	5	5	0	20	5
The other side yard (minimum)	0	15	5		5	20	5
Corner lot—Side yard adjacent to side street (See Note 5)	5	15	5	5	5	20	10
Minimum Rear Yard (feet) (See Note 4)	15	20	15	15	5/sing 15/mul	20	20
Maximum Height							
In feet	40	35	35	35	35		—
In stories	3	2 1/2	2 1/2	2 1/2	2 1/2		—

NOTES:

- [1] Additional lot area may be required in circumstances where disposal of septic wastewater will be discharged through on-site waste treatment facilities (including septic systems) in order to meet the requirements of the city's Code of Ordinances.
- [2] Single-family and two-family units require a minimum 20-foot front yard; multifamily residential and group living structures require a minimum 20-foot front yard; zero lot line and gardenhome units require a minimum 15-foot front yard, except on arterial streets, where the minimum front yard shall be 20 feet. Lots which front on cul-de-sac streets and which are contiguous to lots which do not front onto cul-de-sac streets shall have their front yard measured from where they would normally be measured if the street did not terminate in a cul-de-sac but continued on its course. All other lots which front onto cul-de-sac streets shall have their front yard set back the same distance from the sidewalk or curb as established for those lots which front on cul-de-sac streets and which are contiguous to lots which do not front onto cul-de-sac streets. ~~In no event, however, shall any residence have less than a fifteen foot front yard setback, and in no event shall a residential garage have less than a twenty foot front setback.~~

Replace the highlighted strike-through line with the following:

“In areas with irregular shaped lots, such as a cul-de-sac, the Director of Development Services may authorize the reduction in the required front setback. However, in no case shall the setback from the property line be reduced to less than 15 feet.”