

R1 20,000 Zoning District

INTERIOR LOT SETBACKS		
Front		30 ft
Side	1st Floor	15 ft
	2nd Floor	20 ft
Rear	1st Floor	35 ft
	2nd Floor	45 ft

Did you know?

The standard *interior* lot in the R1-20,000 district is 20,000 square feet in area, 110 feet wide and 140 feet deep.

The standard *corner* lot in the R1-20,000 district is 24,000 square feet in area, 110 feet wide and 140 feet deep.

If your lot is substandard, you may have *different* setbacks than shown in the table to the left.

CORNER LOT SETBACKS		
Front		30 ft
Interior Side	1st Floor	15 ft
	2nd Floor	20 ft
Exterior Side	1st Floor	25 ft
	2nd Floor	30 ft
Rear	1st Floor	15 ft
	2nd Floor	15 ft

Did you know?

*Net Site Area = Gross area minus any portion of the site with a right-of-way / access easement, water district easement, and certain other portions of the lot described in City Code Section 15-06.620(b)

LOT COVERAGE MAXIMUM
45% of net site area*

Did you know?

The net site area for determining FLOOR AREA** is *further reduced* if your lot has a 10% or greater average slope

Average Slope	% to be deducted
10.01 to 20%	10% plus 2% for each one percent of slope over 10%
20.01 to 30%	30% plus 3% for each one percent of slope over 20%
Over 30%	60%

*NET SITE AREA (after deducting slope**)	FLOOR AREA ALLOWANCE
Less than 5,000 SF	TBD by Planning Commission
5,001 to 10,000 SF	2,400 SF plus 160 SF per 1,000 SF over 5,000 SF
10,001 to 15,000 SF	3,200 SF plus 170 SF per 1,000 SF over 10,000 SF
15,001 to 40,000 SF	4,050 SF plus 78 SF per 1,000 SF over 15,000 SF (but no greater than 6,000)

**THIS IS A SUMMARY SHEET -- AND MAY NOT APPLY IN ALL SITUATIONS
PLEASE SEE THE COMPLETE MUNICIPAL CODE FOR YOUR PARTICULAR SITUATION**