

Hillside Residential (HR) Zoning District

SETBACKS	
Front	30 ft
Interior Side	20 ft
Exterior Side	25 ft
Rear	Single Story 50 ft
	Two Story 60 ft

SETBACKS	
Vacant lots and lots created after 5/15/92	
Front:	30 feet or 20% of lot depth (whichever is greater)
Interior Side:	20 feet or 10% of lot width (whichever is greater)
Exterior Side:	25 feet or 10% of lot width (whichever is greater)
Rear:	Single Story: 50 feet Two Story: 60 feet or 25% of lot depth (whichever is greater)

LOT COVERAGE MAXIMUM
25% of net site area* or 15,000 SF whichever is less

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)

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%

Did you know?
No structure shall extend to an elevation within eight feet from the top of the nearest adjacent major ridge that does not have dense tree cover.

No structure shall extend to an elevation more than twelve feet above the nearest adjacent minor ridge that does not have dense tree cover.

*NET SITE AREA (after deducting slope**)	FLOOR AREA ALLOWANCE
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
40,001 to 80,000	6,000 SF plus 20 SF per 1,000 SF over 40,000 SF
80,001 to 200,000	6,800 SF plus 10 SF per 1,000 SF over 80,000 SF (but no greater than 8,000)

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