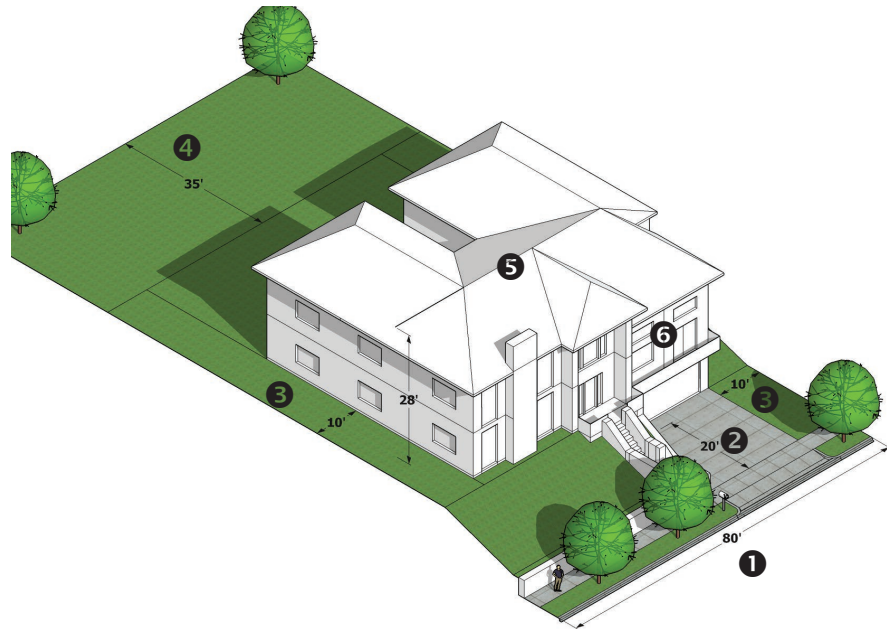


FR-3 /12,000 FOOTHILLS RESIDENTIAL DISTRICT
 MINIMUM LOT SIZE: 12,000 SQ FT

The purpose of the FR-3/12,000 Foothills Residential District is to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand (12,000) square feet in size, suitable for foothills locations as indicated in the applicable community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds. The FR-3/12,000 Foothills Residential District is intended for application in most areas of foothills development existing as of April 12, 1995.



Development Examples

Zoning Diagram of Single-family Home

FR-3/12,000 Development Standards for Single-Family Detached Dwellings* (21A.24.040)

LOT WIDTH ❶	LOT AREA	FRONT/CORNER SIDE YARD ❷	INTERIOR SIDE YARDS ❸	REAR YARD ❹	HEIGHT ❺	WALL HEIGHT (FRONT) ❻	BUILDING COVERAGE
Interior: 80' min Corner: 100' min	Min: 12,000 sq ft Max: 18,000 sq ft ¹	Min. is the average of the existing buildings on block face, or as specified on plat. 20' min. when no existing buildings on block face.	10' min., or as specified on plat	35' min.	Max. 28' to ridge of roof or top of flat roof	Max. 25' on front/corner side/rear facades. Corner lots: Gable ends allowed up to 28' on either the corner/front facade (not both).	Max. 35% of lot can be covered by buildings.

1. Lots exceeding this size may be created through the subdivision process subject to additional standards. See 21A.24.040.J.
 2. For buildings legally existing on April 12, 1995, the required front yard is the established setback line of the existing building.
 *An accessory dwelling unit or accessory guest/servants' quarters is allowed in addition to the primary dwelling. See ordinance for regulations for other uses, such as places of worship and utility buildings.

Additional General Standards

ATTACHED GARAGE WIDTH AND LOCATION	ACCESSORY BUILDING/ STRUCTURE LOCATIONS	STEEP SLOPE RESTRICTIONS	SPECIAL FOOTHILLS REGULATIONS
May not exceed 50% of the front facade width of the home; cannot project beyond front line of the building. See code for exceptions.	Not allowed in any required yard. Accessory structures allowed where listed in 21A.36.020.	For lots subdivided after Nov. 4, 1994, portions of lots over 30% are not buildable. Buildings/structures must be setback min. 10' and average of 20' from nonbuildable areas.	See additional regulations on development, including driveways, grade changes, landscaping, lighting, retaining walls, and fences in 21A.24.010.P.

The above information is a synopsis of the FR-3/12,000 zoning regulations. The complete zoning regulations are located in [21A.24.040](#)

SR-1

SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT

The purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.



Development Examples

Zoning Diagram of a Single-Family Home

SR-1 Development Standards (21A.24.080)									
BUILDING/ USE TYPE	LOT WIDTH	LOT AREA MINIMUM ¹	FRONT YARD ①	CORNER SIDE YARD ②	SIDE YARDS ③	REAR YARD ④	HEIGHT ⑤	WALL HEIGHT (INTERIOR)	BUILDING COVERAGE
Single-family Detached*	50' min.	5,000 sq ft	Min. is the average of the block face, or as specified on plat. 20' min. when no existing buildings on block face ²	10' min. ²	4'/10' min.; corner lots 4' min.	25% of lot depth, but not less than 15', and need not exceed 30'	Max. 28' or average height of other principal buildings on block face; Flat roof max. 20'. ³	Max. 20' at min. side setback, increases 1' for every 1' add. setback. See code for exceptions. ³	Max. 40% of lot can be covered by buildings.
Twin Home	25' min.	4,000 sq ft per unit			0'/10' min.				
Two Family	50' min.	8,000 sq ft			4'/10' min.				
Place of Worship	80' min.	12,000 sq ft			4'/10' min.				
Utility/Other Uses	50' min.	5,000 sq ft			4'/10' min.				

1. Lots exceeding 150% of min. may be created through the subdivision process subject to additional standards. See 21A.24.080.G.

2. For buildings legally existing on April 12, 1995, the required yard is no greater than the setback line of the existing building.

3. See code for exceptions to wall and building height, including for dormer and gable walls.

*An accessory dwelling unit is allowed in addition to the primary dwelling.

Additional Design Standards	
ATTACHED GARAGE WIDTH AND LOCATION	May not exceed 50% of the front facade width of the home; cannot project beyond front line of the building. See code for exceptions.
GENERAL RESIDENTIAL REGULATIONS	See additional regulations for development, including lighting, landscaping, and front facade requirements in 21A.24.010.

The above information is a synopsis of the R-1/7,000 zoning regulations. The complete zoning regulations are located in [21A.24.080](#).