

R-1 Zoning



PLANNING
DIVISION

The R-1 zones are the single-family residential zoning districts. These zones allow a typical detached house, along with other housing options like Accessory Dwelling Units (ADUs) and affordable housing developments with up to 4 units.

There are three R-1 zoning districts, each with different minimum lot sizes: R-1/5,000, R-1/7,000, and R-1/12,000.

R-1 | Zoning Districts Standards Comparison

Regulations	Current			Proposed		
	R-1/12,000	R-1/7,000	R-1/5,000	R-1/12,000	R-1/7,000	R-1/5,000
Building Height (Pitched Roof)	28 ft. or average of block face			30 ft. or average of block face		
Building Height (Flat Roof)	20 ft.			24 ft.		
Front Yard	Block face average or 20 ft. if no buildings exist			20 ft. or equal to abutting front yard		
Corner Side Yard	Block face average or 20 ft. if no buildings exist		10 ft.	20 ft. or equal to abutting front yard	10 ft. or equal to abutting front yard	
Interior Side Yard (Corner)	8 ft.	6 ft.	4 ft.	4 ft.		
Interior Side Yard 1	8 ft.	6 ft.	4 ft.	4 ft.		
Interior Side Yard 2	10 ft.			10 ft.		
Rear Yard	25 ft.	25% of depth, no more than 20 ft.	20% of lot depth or 25 ft., whichever is less	20% of lot depth or 20 ft., whichever is less		
Max. Building Coverage	35%	40%		50%		

Proposed Modifications

Changes to the base zoning standards are proposed to allow homeowners more flexibility to build on their property.



Building Height

- Pitched Roofs: 28 ft. to 30 ft.
- Flat Roofs: 20 ft. to 24 ft.



Setbacks

- Interior setbacks standardized to 4 ft. on one side and 10 ft. on the other side.
- Front yard averaging has been replaced with “equal to one abutting front yard on the block face.”



Lot Coverage

Lot coverage has been increased from 35% (R-1/12,000) or 40% (R-1/7,000 and R-1/5,000) to 50% in all three districts.



Lot Width

Minimum lot widths have been removed.



Other Changes

- The three districts have been simplified and reformatted from three sections of the zoning code to one section. Many standards have been put into a table to help make the code easier to use.
- The proposal does not delete the single-family zoning districts or change the zoning map.



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R-1/5,000



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There are three R-1 zoning districts, each with different minimum lot sizes: R-1/5,000, R-1/7,000, and R-1/12,000.

R-1/5,000 | Zoning Standards Comparison Table

Regulations	Current	Proposed
Building Height (Pitched Roof)	28 ft. or average of block face	30 ft. or average of block face
Building Height (Flat Roof)	20 ft.	24 ft.
Front Yard	Block face average or 20 ft. if no buildings exist	20 ft. or equal to abutting front yard
Corner Side Yard	10 ft.	10 ft.
Interior Side Yard (Corner)	4 ft.	4 ft.
Interior Side Yard 1	4 ft.	4 ft.
Interior Side Yard 2	10 ft.	10 ft.
Rear Yard	25% of depth, no more than 20 ft.	20% of depth, no more than 20 ft.
Max. Building Coverage	40%	50%

Proposed Modifications

Changes to the base zoning standards are proposed to allow homeowners more flexibility to build on their property.



Building Height

- **Pitched Roofs:** 28 ft. to 30 ft.
- **Flat Roofs:** 20 ft. to 24 ft.



Setbacks

Front yard averaging has been replaced with “*equal to one abutting front yard on the block face.*”



Lot Coverage

Lot coverage has been increased from 40% to 50%.



Lot Width

Minimum lot widths have been removed.



Other Changes

- The three districts have been simplified and reformatted from three sections of the zoning code to one section. Many standards have been put into a table to help make the code more usable.
- The proposal does not delete the single-family zoning districts or change the zoning map.



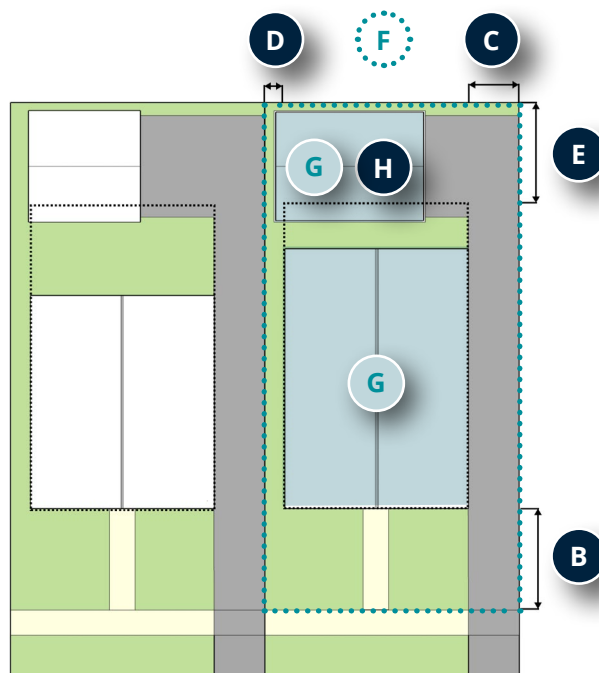
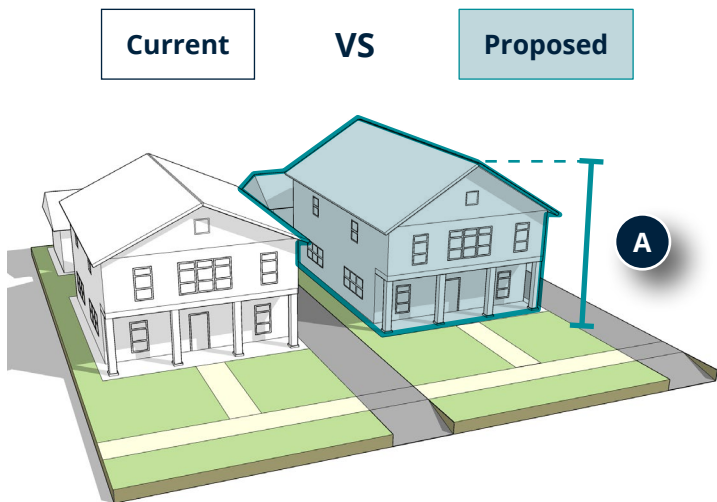
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Example of Development Standards

Site Plan View



Label	Details	Current	Proposed
A	Building Height	28 ft.	30 ft.
B	Front Yard	20 ft.	20 ft.
C	Side Yard 1	4 ft.	4 ft.
D	Side Yard 2	10 ft.	10 ft.
E	Rear Yard	20 ft. (38 ft. shown)	20 ft. (28 ft. shown)
F	Lot Size	5,000 sq. ft.	5,000 sq. ft.
G	Lot Coverage	40% (2,000 sq. ft.)	50% (2,500 sq. ft.)
H	Parking	2 spaces	2 spaces

Notes

To illustrate the proposed changes to the base zoning standards, the examples above show the maximum possible development potential for a typical residential property.

The existing and proposed standards are represented side-by-side, with the home built to the maximum existing standards, and the home built to the maximum proposed standards highlighted in blue.



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R-1/7,000



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There are three R-1 zoning districts, each with different minimum lot sizes: R-1/5,000, R-1/7,000, and R-1/12,000.

R-1/7,000 | Zoning Standards Comparison Table

Regulations	Current	Proposed
Building Height (Pitched Roof)	28 ft. or average of block face	30 ft. or average of block face
Building Height (Flat Roof)	20 ft.	24 ft.
Front Yard	Block face average or 20 ft. if no buildings exist	20 ft. or equal to abutting front yard
Corner Side Yard	Block face average or 20 ft. if no buildings exist	20 ft.
Interior Side Yard (Corner)	6 ft.	4 ft.
Interior Side Yard 1	6 ft.	4 ft.
Interior Side Yard 2	10 ft.	10 ft.
Rear Yard	25 ft.	20% of depth, no more than 20 ft.
Max. Building Coverage	40%	50%

Proposed Modifications

Changes to the base zoning standards are proposed to allow homeowners more flexibility to build on their property.



Building Height

- Pitched Roofs: 28 ft. to 30 ft.
- Flat Roofs: 20 ft. to 24 ft.



Setbacks

- Interior setbacks standardized to 4 ft. on one side and 10 ft. on the other side.
- Front yard averaging has been replaced with “equal to one abutting front yard on the block face.”



Lot Coverage

Lot coverage has been increased from 40% to 50%.



Lot Width

Minimum lot widths have been removed.



Other Changes

- The three districts have been simplified and reformatted from three sections of the zoning code to one section. Many standards have been put into a table to help make the code easier to use.
- The proposal does not delete the single-family zoning districts or change the zoning map.



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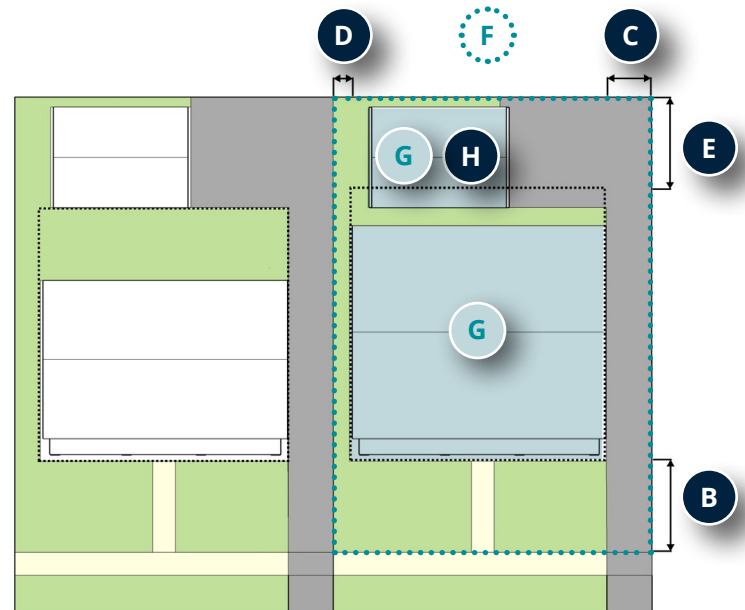
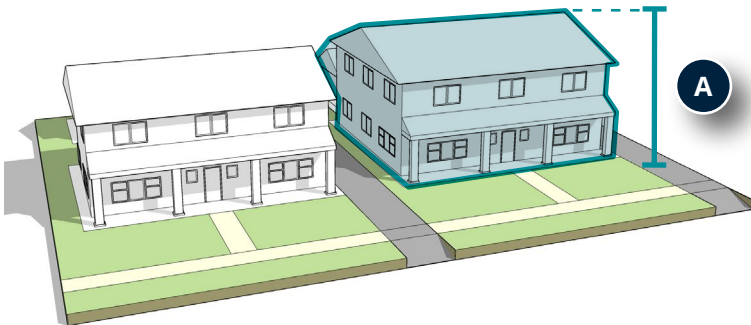
Example of Development Standards

Site Plan View

Current

VS

Proposed



Label	Details	Current	Proposed
A	Building Height	28 ft.	30 ft.
B	Front Yard	20 ft.	20 ft.
C	Side Yard 1	6 ft.	4 ft.
D	Side Yard 2	10 ft.	10 ft.
E	Rear Yard	25 ft. (40 ft. shown)	20 ft. (30 ft. shown)
F	Lot Size	7,000 sq. ft.	7,000 sq. ft.
G	Lot Coverage	40% (2,800 sq. ft.)	50% (3,500 sq. ft.)
H	Parking	2 spaces	2 spaces

Notes

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R-1/12,000



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R-1/12,000 | Zoning Standards Comparison Table

Regulations	Current	Proposed
Building Height (Pitched Roof)	28 ft. or average of block face	30 ft. or average of block face
Building Height (Flat Roof)	20 ft.	24 ft.
Front Yard	Block face average or 20 ft. if no buildings exist	20 ft. or equal to abutting front yard
Corner Side Yard	Block face average or 20 ft. if no buildings exist	20 ft.
Interior Side Yard (Corner)	8 ft.	4 ft.
Interior Side Yard 1	8 ft.	4 ft.
Interior Side Yard 2	10 ft.	10 ft.
Rear Yard	25 ft.	20% of depth, no more than 25 ft.
Max. Building Coverage	35%	50%

Proposed Modifications

Changes to the base zoning standards are proposed to allow homeowners more flexibility to build on their property.



Building Height

- Pitched Roofs: 28 ft. to 30 ft.
- Flat Roofs: 20 ft. to 24 ft.



Setbacks

- Interior setbacks standardized to 4 ft. on one side and 10 ft. on the other side.
- Front yard averaging has been replaced with “equal to one abutting front yard on the block face.”



Lot Coverage

Lot coverage has been increased from 35% to 50%.



Lot Width

Minimum lot widths have been removed.



Other Changes

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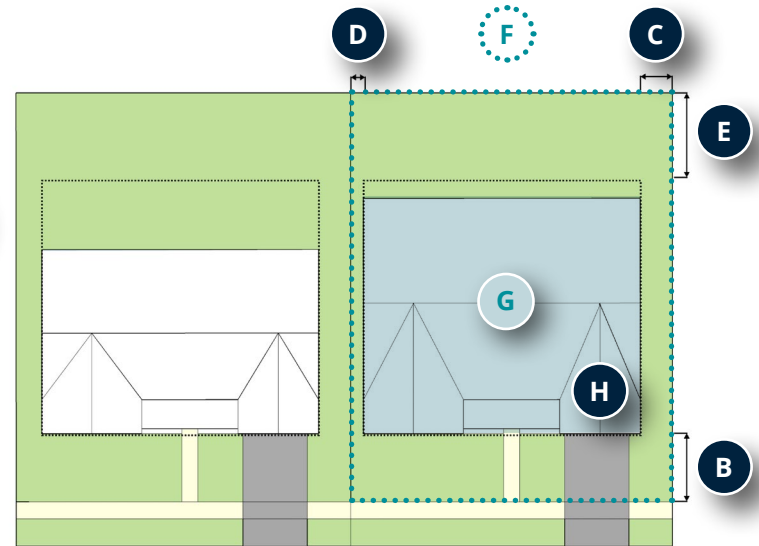
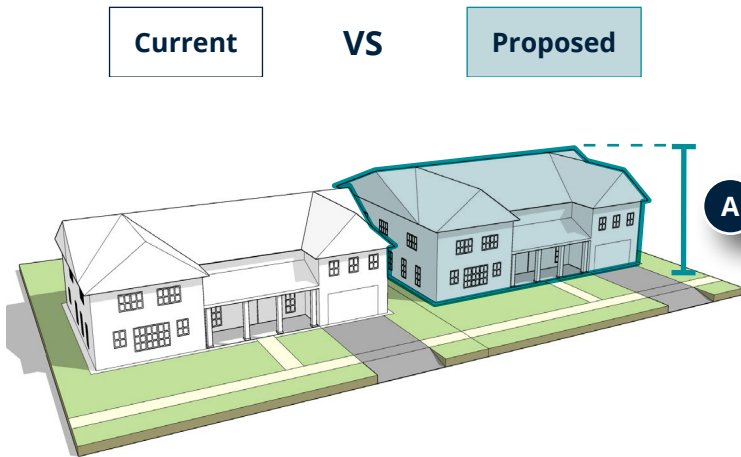
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Example of Development Standards

Site Plan View



Label	Details	Current	Proposed
A	Building Height	28 ft.	30 ft.
B	Front Yard	20 ft.	20 ft.
C	Side Yard 1	8 ft.	4 ft.
D	Side Yard 2	10 ft.	10 ft.
E	Rear Yard	25 ft. (45 ft. shown)	25 ft. (30 ft. shown)
F	Lot Size	12,000 sq. ft.	12,000 sq. ft.
G	Lot Coverage	30% (3,600 sq. ft.)	50% (6,000 sq. ft.)
H	Parking	2 spaces	2 spaces

Notes

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