

LOT REQUIREMENTS (See UDO Sec. 5.3 for more information)

Residential Zoning Districts											
District	Lot					Setbacks					Height
	Area ¹	% Coverage ⁶	Width	Depth	Cul-de-sac ²	Front	Rear	Side	Corner	Clearance ³	
AG	3 acs.	N/A	150	N/A	35/150	50	25	25	45	N/A	35
R-40	40,000	N/A	150	N/A	35/150	50	25	25	45	N/A	35
R-20A	20,000	N/A	120	N/A	35/120	45	25	20	45	N/A	35
R-20	20,000	N/A	120	N/A	35/120	45	25	20	40	N/A	35
R-16H	16,000	N/A	100	N/A	35/100	40	25	16	32	N/A	35
R-16	16,000	N/A	100	N/A	35/100	40	25	16	32	N/A	35
R-12SF	12,000	N/A	90	N/A	35/90	35	25	12	24	N/A	35
R-12	12,000/6,000	N/A	90	N/A	35/90	35	25	12	24	N/A	35
R-9SF	9,000	N/A	70	N/A	35/70	30	25	10	20	N/A	35
R-9	9,000/4,500	N/A	70	N/A	35/70	30	25	10	20	N/A	35
R-6SF	6,000	N/A	60	N/A	35/60	25	25	8	16	N/A	35
R-6	6,000/2,000	N/A	60	N/A	35/60	25	25	8	16	N/A	35
RM-9	9,000/40,000 ⁴	N/A		100	35/90	30	25	10/20*	N/A	55	N/A
RM-8	8,000	N/A	80	100	N/A	20	10	10	N/A	20/25	N/A
Office-Residence	N/A	N/A	N/A	N/A	N/A	25	25	10 (16) ¹	N/A	N/A	N/A
O&I - 1	N/A	N/A	N/A	N/A	N/A	25	25	10	N/A	N/A	N/A
O&I - 2	N/A	N/A	N/A	N/A	N/A	30	25	15	N/A	N/A	N/A
HB	N/A	N/A	N/A	N/A	N/A	35	20	20	N/A	N/A	N/A
NB	N/A	N/A	N/A	N/A	N/A	30	25	15	N/A	N/A	N/A
GB	N/A	N/A	N/A	N/A	N/A	20	25	15	N/A	N/A	N/A
AB	N/A	N/A	N/A	N/A	N/A	35	20	20	N/A	N/A	N/A
CBD	N/A	N/A	N/A	N/A	N/A	n/a	20	0/15 ⁵	N/A	N/A	N/A
SC	N/A	N/A	N/A	N/A	N/A	50	25	15	N/A	N/A	N/A
I&BP – 1 ⁸	10ac.	40%	200	250	35/200	75	25	25	N/A	N/A	N/A
I&BP – 2	20ac. ⁷	n/a	n/a	n/a	N/A	30	25	25	N/A	N/A	N/A

Area measurements are in square feet, except as noted; all other figures are in linear feet.

All setbacks are as stated except as required by Section 6.3.9, whichever is greater.

1. The minimum land area requirements in Multi-family Districts, R-6, R-9, R-12, are expressed in what is required for the first unit, followed by the requirement for each additional unit. (Example, In the R-12 District an 18,000 square foot lot is required for two units, 12,000 first unit + 6,000 for an additional unit =18,000 square feet)

In Manufactured Home Districts, The minimum lot area shall be increased if deemed necessary by the County Health Director, based on soil percolation tests for those lots not connected to City sewer service.

2. The minimum lot width on a cul-de-sac is measured at the setback line, but a minimum frontage of thirty-five feet is required at the street right of way.
3. The minimum clearance between manufactured homes is measured in a straight line from exterior wall to exterior wall. The second number under the RM-8 District is the minimum clearance from the exterior wall of the manufactured home to the park’s property line.
4. In the RM-9 District, two manufactured homes are permitted on a lot with an area of 40,000 square feet or greater.
5. Party walls are permitted as a minimum provided there is a dedicated street or alley at least fifteen feet wide allowing access to the rear of the building. Where there is no dedicated street or alley to access the rear of the building, a fifteen foot unobstructed side setback from the front of the lot to the rear of the building shall be provided, in addition to any required buffer areas for commercial, multi-family or office development.
6. Maximum percent of the lot covered by the building, measured where the building touches the ground.
7. The minimum lot size is twenty acres. Out parcels may be developed provided there are not more than four per lot with a minimum size of one and a half acres.
8. Minimum Park size is 100 acres.

See UDO Sec. 5.2.8 for more information on Accessory Structures, and UDO Sec. 5.5.4 for more information on Accessory Dwellings.