

**28.41 GENERAL DEVELOPMENT STANDARDS**

**28.41.010 Content and Applicability**

This Section identifies development standards that apply to all zones in order to provide consistent application of development standards throughout the City.

**28.41.020 General Development Standards Matrix**

Table 28.41.020 lists the General Development Standards that apply to each Primary Zone unless modified by this Section, a Use Permit (which can only impose more restrictive Standards), the Land Use Restrictions of Article 3, or a Variance Permit. A more detailed description of each of these Standards follows this Matrix.

**TABLE 28.41.020 Development Standards Matrix**

Development Standard	AG	RR	R1	R2	R3	C1	C2	M1	M2	RC	OS
Lot Size (min)	2 acres	14,500 sq. ft.	6,000 <sup>2</sup> sq. ft.	6,000 <sup>2</sup> sq. ft.	6,000 <sup>2</sup> sq. ft.	None	5,000 sq. ft.	5,000 sq. ft.	10,000 sq. ft.	None	None
Lot Width, min. (ft) Interior Lot Corner Lot	80 100	80 100	60 <sup>2</sup> 70	60 <sup>2</sup> 70	60 <sup>2</sup> 70	None	50	50	100	None	None
Residential Density (dwelling units/net acre)	.5 max	3 max	7.25 max	15 max	29 max	29 <sup>3</sup> max	1 <sup>3</sup> max	1 <sup>3</sup> max	1 <sup>3</sup> max	29 <sup>4</sup> max	1 <sup>3</sup> max
Setbacks: (in feet)											
Front	20	20	20	20	20	0	0	0	0	0	0
Secondary Front	20	20	20	20	20	0	0	0	0	0	0
Side, Interior	15	10	5	5	5	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>
Side, Street	15	20	15	15	15	0	0	0	0	0	0
Rear	15	10	10	10	15	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>	0 <sup>1</sup>
Lot Coverage (max.)	20%	20%	40%	50%	60%	100%	75%	75%	100%	100%	100%
Building Height (max) – main building (ft) - accessory structures	35 25	35 25	35 25	35 25	45 25	45	50	75	100	100	45

**Notes:**

1. Except where property line abuts a residential zone, then minimum 10' setback is required.
2. Minimum lot size and width required by City Code Section 23-14(a) and (b) respectively.
3. Residential uses are prohibited on the first floor in the C1 zone, and limited to Commercial Caretaker Housing in non-residential zones pursuant to the Land Use Matrix.
4. Residential only allowed as a Mix-Use Development where residential is a secondary use to a primary recreation use.