



**Planning Commission
Staff Report
Ordinance Amendment
Hearing Date: May 25, 2016**

ITEM 5a* Provo City Community Development Department requests an Ordinance Amendment to Section 14.06.020 Definitions and Section 14.10 One-Family Residential, regarding yard definitions and required widths and setbacks for corner lots. **City-Wide Impact.** 16-0008OA, Brian Maxfield, 801-852-6429

<p>Applicant: Community Development Department Staff Coordinator: Brian Maxfield</p> <p>Property Owner: N/A Parcel ID#: N/A Current General Plan Designation: N/A Current Zone: City Wide Acreage: N/A Number of Properties: N/A</p> <p>*Council Action Required: Yes</p> <p>Related Application(s): None</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. <u>Recommend Approval</u> of the proposed ordinance amendment. <i>This would be <u>a change from the Staff recommendation; the Planning Commission should state new findings.</u></i></p> <p>2. <u>Recommend Denial</u> of the proposed ordinance amendment. <i>This would be <u>a change from the Staff recommendation; the Planning Commission should state new findings.</u></i></p>	<p><u>Current Legal Use:</u> See the attached current wording and proposed revisions.</p> <p><u>Relevant History:</u> The current definition of a front lot line in regards to corner lots was adopted in August 2013.</p> <p><u>Neighborhood Issues:</u> None reported to staff.</p> <p><u>Summary of Key Issues:</u></p> <ol style="list-style-type: none">1. Need for Amendments.2. Anticipated effect on future and existing development. <p><u>Staff Recommendation:</u> Continue to the June 8, 2016 Planning Commission meeting to allow further input and consideration.</p>
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OVERVIEW

For many years, the front lot line for corner lots was determined as the property line along the shorter of the two street frontages. This caused a number of problems as the front door of the dwelling on the lot was predominantly located on the longer of the two street sides. Therefore, in those cases, the yard opposite the front door was technically the side yard.

In 2013, the definition of the front lot line was changed so that on corner lots, the front lot line became the side on which the front door was located. The change solved a number of nonconforming lot situations, but as staff presented at the time of the 2013 revision, it still left a number of other unresolved issues regarding nonconformities and excessive restrictions for additions to homes on corner lots.

Since the 2013 revision, staff has reviewed a number of corner lot situations in every neighborhood of the City in order to see if there might be a better setback solution for corner lots. As a result, staff believes there are some reasonable and beneficial amendments. These principally include redefining the associated property lines and required setbacks and yard areas. Staff has also concluded that when lots meet a certain minimal width, there is no outstanding need for an additional 10 foot lot width, as the lots area of sufficient size for a dwelling size comparable to that found on the neighboring interior lots.

Draft amendments relating to certain definitions in Section 14.06.020 for lots and yards, and in Section 14.10 relating to required widths and setbacks for corner lots are attached to this report. Please understand these are working drafts, with additional input sought from the Commission, from the Neighborhood Chairs, from the general public, and from the development community.

FINDINGS OF FACT

- Currently, the front lot line for a corner lot is determined by the street faced by the front door.
- A rear lot line is located opposite the front lot line.
- The properties adjacent to the corner lot have a side yard adjoining the corner lot.

STAFF ANALYSIS

Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments:

Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public, and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan:

(a) Public purpose for the amendment in question.

The proposed amendment addresses limitations on the development and redevelopment of corner lots, through eliminating unnecessary development restrictions.

(b) Confirmation that the public purpose is best served by the amendment in question.

General Plan – Objective 13.4.3 Promote strategies in selected areas to allow more citizens to qualify for a home purchase, to ensure affordable housing, and to increase owner occupancy rates in Provo, including but not limited to: **Flexible development standards for rehabilitation of one-family homes**

(c) Compatibility of the proposed amendment with General Plan policies, goals, and objectives.

See “(b)” above.

(d) Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provisions on changes of use, insofar as they are articulated.

The amendment would cause no conflict.

(e) Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.

The amendment would not hinder nor obstruct attainment of the General Plan’s articulated policies.

(f) Adverse impacts on adjacent land owners.

One of the goals of the amendment is to reduce or eliminate current adverse impacts from an adjoining property.

(g) Verification of correctness in the original zoning or General Plan for the area in question.

Does not apply to an ordinance amendment.

(h) In cases where a conflict arises between the General Plan Map and General Plan Policies, precedence shall be given to the Plan Policies.

Does not apply to an ordinance amendment.

CONCLUSIONS

Staff believes the proposed amendments for corner lots would better address the reasonable development and redevelopment of corner lots, without any significant impact to adjacent properties.

STAFF RECOMMENDATION

Staff recommends the Planning Commission continue this item to the June 8, 2016 Planning Commission meeting to allow further input and consideration.

Current Wording

14.06.020. Definitions

"Frontage" means all of that property abutting on one (1) side of a street and lying between the two (2) nearest intersecting or intercepting streets, or between a street and a waterway, end of a dead end street, or political subdivision boundary, measured along street line. An intercepting street shall determine only the length of frontage along the side of the street which it intercepts.

"Lot-corner" means a lot situated at the intersection of two (2) or more streets, which street shall have angle of intersection of not more than one hundred thirty-five (135) degrees.

"Lot coverage" means the total horizontal area of a lot, parcel, or building site covered by any building or occupied structure which extends above the surface of the ground level and including any covered automobile parking spaces. Covered patios, covered walkways, and covered recreation areas shall not be considered as lot coverage provided that said areas are not more than fifty percent (50%) enclosed.

"Lot depth" means the horizontal length of a straight line connecting the bisecting points of the front and the rear lot lines.

"Lot-flag" or **"flag lot"** means an interior lot which does not meet minimum street frontage requirements and which has as part of the lot an access strip (the "flag pole") at least twenty (20) feet wide abutting a public street and connecting the main body of the lot (the "flag") to the street.

"Lot-interior" or **"Interior lot"** means a lot other than a corner lot.

"Lot-irregular" means a lot which is not rectangular in shape.

"Lot line-front" means, except where otherwise specifically noted within this Title:

(a) for interior lots: the property line adjacent to the street;

(b) for corner lots developed as:

(i) single-family detached lots: the property line along the street frontage on the same side of the dwelling as the front door.

(ii) other than single-family detached lots: the property line bordering the street frontage with the smallest dimension.

"Lot line-rear" or **"Rear lot line"** means the recorded lot line most distant from and generally opposite the front lot line. For regular lots, the term "generally opposite" means the lot line which is parallel to the front lot line. For irregular lots, the term "generally opposite" means a lot line which (i) does not adjoin the front lot line, (ii) is located to the rear of the lot, and (iii) is more or less parallel to any portion of the front lot line, except that in the case of an interior triangular or pie-shaped lot, it shall mean a straight line ten (10) feet in length which is:

(a) parallel to the front lot line or its chord, and

(b) intersects the two (2) other lot lines at points most distant from the front lot line. Each lot shall be deemed to have one (1) rear lot line.

"Lot-regular" means a lot which is rectangular in shape

"Lot-through" or **"Through lot"** or **"Double frontage lot"** means a lot having a frontage on two parallel or approximately parallel streets. Said lots for purpose of this Title shall have two (2) street frontages and two (2) front yards.

"Lot width" means the distance across a lot or parcel of property measured at the interior edge of the required front yard along a line parallel to the front lot line, or parallel to a straight line connecting the ends of an arc which constitutes the front lot line.

"Yard" means a space on a lot or parcel, unoccupied and unobstructed by a building or structure from the finish grade upwards except as otherwise provided in this Title.

"Yard-front" or **"front yard"** means an open, unoccupied landscaped yard extending across the full width of a lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the front lot line, or its tangent, and the closest permissible location of the main building. Said distance shall be measured by a line at right angles to the front lot line, or its tangent.

"Yard-rear" or **"rear yard"** means a yard extending across the full width of a lot, having at no point a depth of less than the minimum required horizontal distance between the rear lot line, or its tangent, and the closest permissible location of the main building. Said distance shall be measured by a line at right angles to the rear lot line, or its tangent. Such yard shall include all land area between the rear lot line and the closest permissible location of the main building. Each lot shall be deemed to have one (1) rear yard.

"Yard-side" or **"side yard"** means a yard between the main building and the side lot line extending from the required front yard, or the front lot line where no front yard is required, to the required rear yard, or the rear lot line where no rear yard is required; the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point on the side lot line towards the closest permissible location of the main building.

1 **14.06.020. Definitions**

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4 intersecting or intercepting streets, or between a street and a waterway, end of a dead end street, or political
5 subdivision boundary, measured along street line. ~~An intercepting street shall determine only the length of frontage~~
6 ~~along the side of the street which it intercepts~~ **the distance for which a property or lot line are coincident with the**
7 **street right-of-way.**

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10 intersection of not more than one hundred thirty-five (135) degrees.

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13 occupied structure which extends above the surface of the ground level and including any covered automobile
14 parking spaces. Covered patios, covered walkways, and covered recreation areas shall not be considered as lot
15 coverage provided that said areas are not more than fifty percent (50%) enclosed.

16 **"Lot depth"** means:

17 (a) ~~For Interior Lots: the horizontal length of a straight line connecting the bisecting points of the front and the~~
18 ~~rear lot lines~~ **The horizontal distance between the midpoints of the front- and rear-lot lines, or the rearmost**
19 **point of the lot where there is no rear-lot line.**

20 (b) **For Corner Lots: The horizontal distance from the midpoint of the property line along the narrowest street**
21 **frontage and the midpoint of property line most opposite the narrowest street frontage.**

22
23 **"Lot-flag" or "flag lot"** means an interior lot which does not meet minimum street frontage requirements and
24 which has as part of the lot an access strip (the "flag pole") at least twenty (20) feet wide abutting a public street and
25 connecting the main body of the lot (the "flag") to the street **where the buildable portion of the lot (the "flag") is**
26 **located to the rear of another lot, with a portion of the lot serving as an access strip (the "flag pole") which connects**
27 **the buildable portion of the lot to the street frontage.**

28
29 **"Lot-interior" or "Interior lot"** means a lot other than a corner lot. **There are four general types of Interior Lots:**
30 **Regular Lots; Irregular Lots; Through Lots; and, Flag Lots.**

31
32 **"Lot-irregular"** means **an interior lot which is not rectangular in shape where the opposing property lines are**
33 **generally not parallel, such as a pie-shaped lot on a cul-de-sac, or where the lot lines have unusual elongations,**
34 **angles, or are curvilinear, often due to topography or other natural land features.**

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36 **"Lot line-front"** means, except where otherwise specifically noted within this Title:

37 (a) ~~For Interior Lots:~~

38 (i) **Regular and Irregular Lots:** the property line adjacent to the street;

39 (ii) **Through Lots:** The property line adjacent to the street providing the main access to the property.

40 (iii) **Flag Lots:** The property line within the "Flag" portion of the lot, which is most parallel to its street
41 frontage.

42 (b) ~~For Corner Lots developed as:~~

43 (i) ~~single-family detached lots: The property line along the street frontage on the same side of the dwelling as the~~
44 ~~its front door.~~

45 (ii) ~~other than single-family detached lots: The property line bordering the street frontage with the smallest~~
46 ~~dimension.~~

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48 **"Lot line-rear" or "Rear lot line"** means ~~the recorded lot line most distant from and generally opposite the front~~
49 ~~lot line. :~~

50 (a) ~~For Regular Lots, Through Lots, and Flag Lots: the term "generally opposite" means The single lot line~~
51 ~~which is most opposite and parallel to the front lot line.~~

52 (b) ~~For Irregular Lots: the term "generally opposite" means a lot line which does (i) not adjoin the front lot~~
53 ~~line, (ii) is located to the rear of the lot, and (iii) more or less parallel to any portion of the front lot line, except that~~
54 ~~in the case of an interior triangular or pie-shaped lot, it shall mean a straight line ten (10) feet in length which is:~~
55

56 (a) ~~parallel to the front lot line or its chord, and~~
57 (b) ~~intersects the two (2) other lot lines at points most distant from the front lot line. Each lot shall be deemed to~~
58 ~~have one (1) rear lot line. Either the single lot line most opposite and parallel to the front lot line, or else the point~~
59 ~~where the two side yards join, as in the case of a pie shaped lot or other situation where there is no rear lot line.~~

60 (c) For Corner Lots:

61 (i) Corner Lots with two street frontages: The point opposite the street intersection, where the two side lot lines
62 meet.

63 (ii) Three-sided Lots: The mid-point of the property line not fronting a street.

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65 "Lot, Regular" means a lot which is rectangular in shape.

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67 "Lot, Three Sided" or "Three-Sided Lot" means a corner lot with street frontage along three of its lot lines.

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69 "Lot-through" or "Through lot" or "Double frontage lot" means an interior lot having a frontage on two
70 parallel or approximately parallel non-intersecting streets. Said lots for purpose of this Title shall have two (2) street
71 frontages and two (2) front yards.

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74 front yard along a line parallel to the front lot line, or parallel to a straight line connecting the ends of an arc which
75 constitutes the front lot line.

76 (a) For Interior Lots: The smallest distance between the side lot lines where the measured line does not cross into
77 a required front or rear yard.

78 (b) For Corner Lots: The smallest distance between the property line along the longest street frontage and the
79 opposite side property line, where the measured line does not cross into the required yard along the narrowest street
80 frontage.

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82 "Yard" means a space on a lot or parcel, unoccupied and unobstructed by a building or structure from the finish
83 grade upwards except as otherwise provided in this Title.

84
85 "Yard-front" or "front yard" means an open, unoccupied landscaped yard extending across the full width of a
86 lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the a front
87 lot line, or its tangent, and the closest permissible location above ground point of the main building. Said distance
88 shall be measured by a line running horizontally at a right angles to the from a front lot line, or its tangent to the
89 nearest wall of the main building, excluding any allowable encroachments.

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94 having at no point a depth of less than the minimum required horizontal distance between the front lot line, or its tangent, and the
95 closest permissible location of the main building. Said distance shall be measured by a line at right angles to the front lot line, or
96 its tangent.

97 (a) For Interior Lots: The single yard area between the front lot line and a parallel line located at the closest point at the
98 front of the principal building or structure, with the yard area extending to each side lot line. Due to the actual location of
99 a building or structure, the front yard may or may not be the same as the required Front Yard.

100 (b) For Corner Lots: The single yard area between the front lot line and the front of the principal building or structure, as
101 it extends between the side street lot line. Due to the actual location of a building or structure, the front yard may or may
102 not be the same as the required Front Yard.

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104 "Yard-rear" or "rear yard" means a yard extending across the full width of a lot, having at no point a depth of
105 less than the minimum required horizontal distance between the rear lot line, or its tangent, and the closest
106 permissible location of the main building. Said distance shall be measured by a line at right angles to the rear lot
107 line, or its tangent. Such yard shall include all land area between the rear lot line and the closest permissible location
108 of the main building. Each lot shall be deemed to have one (1) rear yard a single yard which:

109 (a) For lots with a Rear Lot Line: The yard extending across the full width of a lot, between the rear lot line and the
110 required minimum setback for the principal building.

111 (b) For lots where a Rear Lot Line is a point rather than a line: The circular area between side lot lines which is
112 formed by a radius equal to the required the rear yard setback, as it extends from the intersection tion of the side lot
113 lines.

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116 ~~required front yard, or the front lot line where no front yard is required, to the required rear yard, or the rear lot line~~
117 ~~where rear yard is required; the width of which side yard shall be measured horizontally from, and at right angles to,~~
118 ~~the nearest point on the side lot line towards the closest permissible location of the main building~~ **the required open**
119 **space area located between a side lot line and the minimum side setback line, and between the front and rear yards.**

120
121 ***END***

14.06.020. Definitions

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"Lot depth" means:

(a) For Interior Lots: The horizontal distance between the midpoints of the front- and rear-lot lines, or the rear most point of the lot where there is no rear-lot line.

(b) For Corner Lots: The horizontal distance from the midpoint of the property line along the narrowest street frontage and the midpoint of property line most opposite the narrowest street frontage.

"Lot-flag" or **"flag lot"** means an interior lot where the buildable portion of the lot (the "flag") is located to the rear of another lot, with a portion of the lot serving as an access strip (the "flag pole") which connects the buildable portion of the lot to the street frontage.

"Lot-interior" or **"Interior lot"** means a lot other than a corner lot. There are four general types of Interior Lots: Regular Lots; Irregular Lots; Through Lots; and, Flag Lots.

"Lot-irregular" means an interior lot where the opposing property lines are generally not parallel, such as a pie-shaped lot on a cul-de-sac, or where the lot lines have unusual elongations, angles, or are curvilinear, often due to topography or other natural land features.

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(b) For Corner Lots developed as:

(i) single-family detached lots: The property line along the street frontage on the same side of the dwelling as its front door.

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"Lot line-rear" or **"Rear lot line"** means:

(a) For Regular Lots, Through Lots and Flag Lots: The single lot line most opposite and parallel to the front lot line.

(b) For Irregular Lots: Either the single lot line most opposite and parallel to the front lot line, or else the point where the two side yards join, such as in the case of a pie shaped lot or other situation where there is no rear lot line.

(c) For Corner Lots with two street frontages: The point opposite the street intersection, where the two side lot lines meet.

(d) Three-sided Lots: The mid-point of the property line not fronting a street.

"Lot-regular" means a lot which is rectangular in shape

"Lot, Three Sided" or **"Three-Sided Lot"** means a corner lot having street frontage along three of its lot lines.

"Lot-through" or **"Through lot"** or **"Double frontage lot"** means an interior lot having frontage on two nonintersecting streets.

"Lot width" means:

(a) For Interior Lots: The smallest distance between the side lot lines where the measured line does not cross into a required front or rear yard.

(b) For Corner Lots: The smallest distance between the property line along the longest street frontage and the opposite side property line, where the measured line does not cross into the required yard along the narrowest street frontage.

"Yard" means a space on a lot or parcel, unoccupied and unobstructed by a building or structure from the finish grade upwards except as otherwise provided in this Title.

"Yard-front" or "front yard" means

(a) For Interior Lots: The single yard area between the front lot line and the front of the principal building or structure, as it extends to each side lot line. Due to the actual location of a building or structure, the "Front Yard" may or may not be the same as the "required Front Yard."

(b) For Corner Lots: xxxxxxxxxxxxxxxxxxxxxxxxxxx

"Yard-rear" or "rear yard" means a single yard which:

(a) For lots with a Rear Lot Line: The yard extending across the full width of a lot, between the rear lot line and the required minimum setback for the principal building.

(b) For lots where a Rear Lot Line is a point rather than a line: The circular area between side lot lines which is formed by a radius equal to the required the rear yard setback, as it extends from the intersection tion of the side lot lines.

"Yard-side" or "side yard" means the required open space area located between a side lot line and the minimum side setback line, and between the front and rear yards.

REDLINE VERSION

Chapter 14.10. R1 - Single-Family Residential Zones

- 14.10.010. Purposes and Objectives
- 14.10.020. R1 Subzones
- 14.10.030. Permitted Principal Uses
- 14.10.040. Permitted Accessory Uses, Buildings & Structures
- 14.10.050. Lot Standards
- 14.10.060. Bulk Regulations – Principal Building Area
- 14.10.070. Bulk Regulations – Secondary Building Area
- 14.10.080. Variations in Bulk Regulations
- 14.10.090. Requirement for Establishing R1 Subzones
- 14.10.100. Other Requirements

14.10.010. Purposes and Objectives

R1 Single-Family Residential Zones are established to provide areas within the City for:

- (1) Detached single-family dwellings on individual lots, characterized by attractively landscaped yards.
- (2) Planned Dwelling Groups which might also contain attached single-family dwellings.

14.10.020. R1 Subzones

The R1 Residential Zone is subdivided into various subzones intended to allow for a mixture of lot sizes throughout the city. The minimum area of any lot or parcel of land in the R1 zone shall be as indicated by the subzone used in conjunction with the R1 zone designation. Subzones are designated by adding a suffix number to the R1 zoning symbol. Such suffix number shall reflect the general minimum lot area for the subzone, stated in thousands of square feet. For example, a subzone of the R1 zone requiring lots or parcels to be a minimum generally have an area of eight thousand (8,000) square feet would be designated on the zoning map as R1.8. The actual minimum area of any lot or parcel of land in the R1 zone shall be as indicated in the text and tables below for the subzone in which the lot or parcel is situated and as may be allowed elsewhere in this Title and in Title 15 depending on the type of development in which the lot is located.

14.10.030. Permitted Principal Uses

- (1) One-family dwelling – detached
- (2) One-family dwelling –attached (within an Open Space Subdivision Planned Residential Development) – see Section 15.04.060)
- (3) Residential Care facility
- (4) Residential Facility for elderly persons. (A type of residential care facility?)
- (5) Residential facility for persons with a disability (A type of residential care facility?)
- (6) Religious Activities (Group Meeting Quarters)
- (7) Public Recreational Facilities
- (8) Education Facilities
- (9) Neighborhood Centers

14.10.040. Permitted Accessory Uses, Buildings & Structures

- (1) Uses, Buildings & Structures which are accessory to a listed permitted use
- (2) Private Recreational Facilities developed in conjunction with a Planned Development

14.10.050. Lot Standards

- (1) Except as allowed under Section 14.34.xxx, Only one Single-family Dwelling may be placed on a lot or parcel of land.
- (2) Minimum lot standards for lots developed within standard Conventional and Variable Lot subdivisions are as follows.

Zone	Area (square feet)	Width (feet)	Frontage (feet)
R1.5	5,000	45*	45
R1.6	6,000	60 50*	35 50
R1.7	7,000	70 60*	35
R1.8	8,000	80 65*	35
R1.9	9,000	90 70*	35
R1.10	10,000	90 75*	35
R1.12	12,000	80*	40
R1.15	15,000	95 90*	50
R1.20	20,000	100*	60
R1.30	30,000	120*	80
R1.40	40,000	140*	100
Flag Lot	120% of Zone Requirement	See zone	See zone

* Corner Lots must have an additional 10 foot minimum width than required by the zoning, or a width of 75 feet, whichever is less.

- (3) In blocks with more than fifty percent (50%) of the buildable lots already developed, the minimum front yard requirement for new construction may be equal to the average of the front yards existing on said developed lots; provided, however, this regulation shall not be interpreted to require a front yard more restrictive than the underlying zone as measured along said block face, fronting on one (1) side of the street. (Am 1994-111)

(4) For Planned Residential Developments, alternative standards may be established.

(5) A lot created prior to the application of the zone (December 12, 1974), shall not be denied a building solely for reason on nonconformance with the listed Lot Standards.

14.10.060. Bulk Regulations - Principal Building Area

The following standards apply to the location of all buildings and structures within the principal building area of a lot (measurements in feet).

- (1) Standards for all Lots
 - (a) Building Height: 35 feet (maximum)
 - (b) Building Separation: 6 feet (minimum)
- (2) Setbacks.

96 (a) Front and Rear Yards: 20 foot average with 15 foot 131
 97 minimum. 132
 98 (b) Each Side Yard: One foot for each ten feet of actual lot 133
 99 width, with the setback rounded down to the nearest whole 134
 100 number, to a maximum required setback of 15 feet. As examples: 135
 101 a 62 foot wide lot requires each side yard to be 6 feet in width; a 136
 102 foot wide lot requires each side yard to be 7 feet in width; and a 137
 103 200 foot wide lot requires each side yard to be 15 feet. For corner 138
 104 lots, the narrowest width of the lot shall apply. 139
 105 (2) Flag Lots. All Yards require an average width or depth of 140
 106 20 feet, with a minimum width or depth of twenty (20) feet. 141
 107 (3) Lots in Planned Residential Developments. As above 142
 108 except where specified specifically for the development approval. 143
 109 144
 110 **14.10.070. Bulk Regulations - Secondary Building Area** 145
 111 (1) **Conventional and Variable Lot Subdivisions.** The 146
 112 following standards apply to the location of all buildings and 147
 113 structures within the secondary building area of a lot (all 148
 114 measurements in feet). 149
 115 150

Zone	Minimum Setbacks			Maximum Lot Coverage	Maximum Building Height**	Minimum Building Separation
	Front	Rear	Side			
R1.5	No Closer than front of Principal Building	3**	3	40%	12	6
R1.6						
R1.7						
R1.8						
R1.9						
R1.10						
R1.12		5	5	35%	14	
R1.15						
R1.20	40	10	10	35%	14	
R1.30	45					
R1.40						
Flag Lot	All Setbacks Same as Rear Yard Setback Listed in Zone			See Zone	See Zone	

116
 117 * Maximum height allowance increases by one foot for every one
 118 foot increase in setback distance from minimum.
 119

120 (2) Planned Residential Developments. As established with
 121 development approval.
 122

123 **14.10.080. Variations in Bulk Regulations.**
 124 The Community Development Director may allow variations in the
 125 bulk regulations as detailed in Sections 14.10.060 and 14.10.070,
 126 subject to the following:
 127 (1) The variation may not exceed 25 percent of the distance,
 128 height, or percentage otherwise required.
 129 (2) The variation may only be approved upon finding the
 130 following:

(a)
 (b)
 (c)
 (3) A written determination must be made and attached to any associated building permit and the property file.

14.10.090 Requirements for Establishing R1 Subzones
 (1) Any individual R1 subzone must have a minimum gross area of ten times the minimum lot size required for the zone. Such calculation includes all contiguous properties having or proposed to have the same subzone.
 (2) Project Plan Approval is required when rezoning areas for a Planned Residential Development.

14.10.100. Other Requirements
 (1) Parking
 (2) Landscaping
 (3) Fencing
 (4) Trash Storage
 (5) Signage

14.34.130. Front Yard Modification—Developed Areas:
 In blocks with more than fifty percent (50%) of the buildable lots already developed, the minimum front yard requirement for new construction may be equal to the average of the front yards existing on said developed lots; provided, however, this regulation shall not be interpreted to require a front yard more restrictive than the underlying zone as measured along said block face, fronting on one (1) side of the street. (Am 1994-111) *(Moved to 14.10.050(3))*

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Chapter 14.10. R1 - Single-Family Residential Zones

- 14.10.010. Purposes and Objectives
- 14.10.020. R1 Subzones
- 14.10.030. Permitted Principal Uses
- 14.10.040. Permitted Accessory Uses, Buildings & Structures
- 14.10.050. Lot Standards
- 14.10.060. Bulk Regulations – Principal Building Area
- 14.10.070. Bulk Regulations – Secondary Building Area
- 14.10.080. Variations in Bulk Regulations
- 14.10.090. Requirement for Establishing R1 Subzones
- 14.10.100. Other Requirements

14.10.010. Purposes and Objectives

R1 Single-Family Residential Zones are established to provide areas within the City for:

- (1) Detached single-family dwellings on individual lots.
- (2) Planned Dwelling Groups which might also contain *attached* single-family dwellings.

14.10.020. R1 Subzones

The R1 Residential Zone is subdivided into various subzones intended to allow for a mixture of lot sizes throughout the city. Subzones are designated by adding a suffix number to the R1 zoning symbol. Such suffix number reflects the general minimum lot area for the subzone, stated in thousands of square feet. For example, a subzone of the R1 zone requiring lots or parcels generally have an area of eight thousand (8,000) square feet would be designated on the zoning map as R1.8. The actual minimum area of any lot or parcel of land in the R1 zone shall be as indicated in the text and tables below for the subzone in which the lot or parcel is situated and as may be allowed elsewhere in this Title and in Title 15 depending on the type of development in which the lot is located.

14.10.030. Permitted Principal Uses

- (1) One-family dwelling – detached
- (2) One-family dwelling –attached (within Planned Residential Development) – see Section 15.04.060)
- (3) Residential Care facility
- (4) Religious Activities (Group Meeting Quarters)
- (7) Public Recreational Facilities
- (8) Education Facilities
- (9) Neighborhood Centers

14.10.040. Permitted Accessory Uses, Buildings & Structures

- (1) Uses, Buildings & Structures which are accessory to a listed permitted use
- (2) Private Recreational Facilities developed in conjunction with a Planned Development

14.10.050. Lot Standards

- (1) Except as allowed under Section 14.34.xxx, only one Single-family Dwelling may be placed on a lot or parcel of land.
- (2) Minimum lot standards for lots within Conventional and Variable Lot subdivisions are as follows.

Zone	Area (square feet)	Width (feet)	Frontage (feet)
R1.5	5,000	45*	45
R1.6	6,000	6050*	3550
R1.7	7,000	7060*	35
R1.8	8,000	8065*	35
R1.9	9,000	8570*	35
R1.10	10,000	9075*	35
R1.12	12,000	80*	40
R1.15	15,000	9590*	50
R1.20	20,000	100*	60
R1.30	30,000	120*	80
R1.40	40,000	140*	100
Flag Lot	120% of Zone Requirement	See zone	See zone

* Corner Lots must have an additional 10 foot minimum width than required by the zoning, or a width of 75 feet, whichever is less.

- (3) In blocks with more than fifty percent (50%) of the buildable lots already developed, the minimum front yard requirement for new construction may be equal to the average of the front yards existing on said developed lots; provided, however, this regulation shall not be interpreted to require a front yard more restrictive than the underlying zone. (Am 1994-111)
- (4) For Planned Residential Developments, alternative standards may be established.
- (5) A lot created prior to the application of the zone (December 12, 1974), shall not be denied a building solely for reason of nonconformance with the listed Lot Standards.

14.10.060. Bulk Regulations - Principal Building Area

The following standards apply to the location of all buildings and structures (measurements in feet).

- (1) Standards for all Lots
 - (a) Building Height: 35 feet (maximum)
 - (b) Building Separation: 6 feet (minimum)
- (2) Setbacks.
 - (a) Front and Rear Yards: 20 foot average with 15 foot minimum.
 - (b) Each Side Yard: One foot for each ten feet of actual lot width, with the setback rounded down to the nearest whole number, to a maximum required setback of 15 feet. As examples: a 62 foot wide lot requires each side yard to be 6 feet in width; a 78 foot wide lot requires each side

yard to be 7 feet in width; and a 200 foot wide lot requires each side yard to be 15 feet. For corner lots, the narrowest width of the lot shall apply.

(2) Flag Lots. All Yards require an average width or depth of 20 feet, with a minimum width or depth of twenty (20) feet.

(3) Lots in Planned Residential Developments. As above except where specified specifically for the development approval.

14.10.070. Bulk Regulations - Secondary Building Area

(1) Conventional and Variable Lot Subdivisions. The following standards apply to the location of all buildings and structures within the secondary building area of a lot (all measurements in feet).

Zone	Minimum Setbacks			Maximum Lot Coverage	Maximum Building Height**	Minimum Building Separation
	Front	Rear	Side			
R1.5	No Closer than front of Principal Building	3**	3	40%	12	6
R1.6						
R1.7						
R1.8						
R1.9						
R1.10						
R1.12						
R1.15		5	5	35%	14	
R1.20						
R1.30						
R1.40	45					
Flag Lot	All Setbacks Same as Rear Yard Setback Listed in Zone			See Zone	See Zone	

* Maximum height allowance increases by one foot for every one foot increase in setback distance from minimum.

(2) Planned Residential Developments. As established with development approval.

14.10.080. Variations in Bulk Regulations.

The Community Development Director may allow variations in the bulk regulations as detailed in Sections 14.10.060 and 14.10.070, subject to the following:

(1) The variation may not exceed 25 percent of the distance, height, or percentage otherwise required.

(2) The variation may only be approved upon finding the following: