

## Chapter 18.31: Residential Districts: "RE" Residential Estate, "RS" Residential Single Family, and "RM" Residential Multiple Family

---

### Sections:

18.31.010	Purpose
18.31.020	Land Use Regulations
18.31.030	Site Development Regulations and Performance Standards
18.31.040	Density Increase
18.31.050	Small-Lot Subdivisions

### 18.31.010 Purpose

The specific purposes of the "Residential" Districts are to:

1. Maintain and enhance the city's primary neighborhood housing areas.
2. Ensure the provision of services and facilities needed to accommodate planned population densities.
3. Evaluate development proposals for appropriate densities within the given ranges.
4. Implement and provide appropriate regulations for the General Plan classifications of "Residential, 1 to 5 acres per unit" through "Residential, 10 to 20 units per acre."
5. Additional purposes of each "Residential" District:

**"RE" Residential Estate.** Provide areas that accommodate a desire to live on large parcels surrounded by open space. Maintain a transition between agricultural and other rural uses and urban uses. Encourage clustered development with smaller lots in order to maintain open space and to provide recreational opportunities.

**"RS" Residential Single Family.** Provide areas that accommodate a variety of housing types including attached or detached single-family or 2-family dwellings.

**"RM" Residential Multiple Family.** Provide areas for medium- to high-density multiple-family projects and other uses that are compatible with multiple-family development. Encourage housing that is located near Downtown and has adequate access to public transportation and arterial streets.

## **18.31.020 Land Use Regulations**

Schedule 18.31.020-A below prescribes the land use regulations for the "RE," "RS," and "RM" Residential Districts. The regulations for each district are established by letter designations as follows:

"**P**" designates permitted use classifications.

"**L**" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations contained in this chapter.

"**Sd**" designates use classifications that are permitted after review and approval of a site development permit by the Director.

"**S**" designates use classifications that are permitted after review and approval of a site development permit by the Board of Administrative Review.

"**U**" designates use classifications that are permitted after review and approval of a use permit by the Planning Commission.

Use classifications are defined in Chapter 18.60, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the schedule or not substantially similar to the uses below are prohibited. The schedule also notes additional use regulations that apply to various uses.

**Schedule 18.31.020-A: Use Regulations—Other "Residential" Districts**

Use Classifications	"RE"	"RS"	"RM"	Additional Regulations
<b>Residential Uses</b>				
Single Family	P	P	P	(4)
Two-Family Dwelling	—	L1	P	(3) (6) Density Regulations are not applicable
Residential Condominium and Condominium Conversions	—	—	P	(9)
Manufactured Home Park	—	—	U	RM-6 through RM-10 districts only
Multiple Family (Apartments)	—	—	P	Site development permit required for 5 or more dwelling units on a parcel. See Schedule 18.31.030-B for maximum allowable densities. (3) (6)
Dwelling Group	—	—	S	
Group Residential	—	—	S	
Family Day Care, 6 or fewer	P	P	P	
Family Day Care, 7–14	P	P	P	
Accessory Dwelling Units	P	P	P	See Section 18.43.140
Residential Care, Limited	P	P	P	
Supportive Housing Facilities	P	P	P	(8)
Transitional Housing Facilities	P	P	P	(8)
Residential Cannabis Cultivation	L19 P	L19 P	L19	See Chapter 6.12
<b>Public and Semipublic Uses</b>				
Clubs & Lodges	—	—	S	
Community Centers	—	S	S	
Day Care Center (15 or more)	U	U	S	See Section 18.43.070
Park & Recreation Facilities	S	S	S	
Parking Lots	S	S	S	For adjacent office or commercial use only; covered parking must be at a residential scale.
Public Safety Facilities	U	U	S	
Religious Facilities	S	S	S	
Residential Care, General	S	S	S	(1), (2)
Residential Care, Senior	S	S	S	(1), (2)
Schools, Public or Private	U	U	U	
<b>Commercial Uses</b>				
Bed and Breakfast Establishments	Sd	Sd	Sd	See Section 18.43.060
Commercial Recreation	L2	L2	—	
Food and Beverage Sales	U	U	U	Not to exceed 3,500 sf; no gasoline sales or liquor stores
Offices, Business & Professional	—	—	S	(5), (7)
Retail Cannabis Sales	—	—	—	Not permitted
Commercial Cannabis Cultivation	—	—	—	Not permitted
<b>Transportation, Communication, and Utilities Uses</b>				
Utilities, Minor	P	P	P	
<b>Industrial Uses</b>				
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	--	--	--	Not Permitted
<b>Agriculture and Extractive Uses</b>				
Goat Grazing for fire fuel management	Sd	Sd	Sd	
<b>Accessory Uses and Structures</b>				See Section 18.43.020
<b>Temporary Uses</b>				See Chapter 18.17
<b>Nonconforming Uses</b>				See Chapter 18.46

Use Classifications	"RE"	"RS"	"RM"	Additional Regulations
<i>Specific Limitations</i>				
L1	Only in RS-3.5 and RS-4 with approval of a site development permit and when in character with the existing or proposed neighborhood and consistent with the general plan density for the subject property.			
L2	Golf courses, racquet clubs, health and fitness clubs (public and private) allowed in these residential districts on parcels 5 acres and larger with approval of a use permit.			
L19	Indoor cannabis cultivation permitted in accordance with the provisions of Chapter 6.12: Cannabis Activity			

- (1) Residential Care Facilities in the "RE" and "RS" Districts shall not exceed the population density that would otherwise result from typical residential development based on the standard of 2.47 persons per household. For example, a 2-acre parcel in a "RS-3" District would be limited to 15 persons receiving care (2x3x2.47=15 persons).
- (2) In the "RE" and "RS" Districts, any facility over five-thousand (5,000) square feet shall be developed in accordance with the "RM-10" District, except that building height shall not exceed 35 feet.
- (3) Site development permit issued by the Director shall be required for development on all parcels within an "RM" District where said parcel was created by a subdivision of five 5 or more parcels.
- (4) Single-family prohibited in "RM" District on lots created after adoption of this section except in a "PD" Planned Development District and for small-lot subdivisions.
- (5) The Director may require buffer yards on side and rear property lines of the office development as specified in Section 18.40.020.
- (6) Site development permit issued by the Director shall be required for construction of any units on a parcel without public-street access.
- (7) Size limit: five-thousand (5,000) square feet. Limited to conversion of existing structures in "RM-12" through "RM-30" Districts; new construction is allowed in "RM-6" through "RM-10" Districts.
- (8) Permitted use subject to consistency with the definition of the use contained in Chapter 18.60. Proposed transitional and supportive facilities that are inconsistent with Chapter 18.60 may be allowed only in the "RM" District subject to first obtaining a site development permit approved by the Board of Administrative Review.

- (9) Permitted use subject to the requirements of Section 18.43.170 and the condominium subdivision requirements of Chapters 17.30 and 17.34; see Schedule 18.31.030-B for maximum allowable densities.

**18.31.030 Site Development Regulations and Performance Standards**

Schedule 18.31.030-A: Lot Area and Width—Residential Uses; Schedule 18.31.030-B: Density Regulations—Residential Uses; and Schedule 18.31.030-C: Development Regulations—Residential Uses are included in this section. The numbers in the tables refer to standards immediately below the table.

**Schedule 18.31.030-A: Lot Area and Width—Residential Uses**

Districts	Minimum Lot Area (sq ft)	Minimum Lot Width <sup>2</sup>	Minimum Lot Depth
RE-1	30,000	100	100 feet
RE-2	14,000	85	
RS-2	10,000	80	
RS-2.5	8,000	75	
RS-3	7,000 (8,000 sq ft corner lot)	70	
RS-3.5	6,000 <sup>1</sup> (7,000 sq ft corner lot)	65 (70-foot corner lot)	
RS-4		60 (70-foot corner lot)	
RM-6	10,000 <sup>1</sup>	80	
RM-9			
RM-10			
RM-12			
RM-15			
RM-18	15,000	100	
RM-20			
RM-30	30,000	100	

**Notes:**

<sup>1</sup> Lot sizes may be reduced for small-lot subdivisions in accordance with Section 18.31.050.

<sup>2</sup> Applies to street frontage; cul-de-sac lot width may be reduced to 35 feet; flag lots must have a minimum street frontage of 20 feet for a single flag lot; and 15 feet per lot for adjacent flag lots. Also, see Title 17, Subdivisions.

**See Section 18.46.080 (Nonconforming Parcels)**

Schedule 18.31.030-B: Density Regulations—Residential Uses. The base number of dwelling units permitted on any "RE," "RS," or "RM" parcel shall be computed by deducting areas of slopes over 20 percent (20%) and any areas subject to flooding from a 100-year-storm event (as determined by FEMA or the Citywide Master Storm Study (Montgomery-Watson Report) or by other flood studies acceptable to the City) and multiplying the remainder (gross developable acreage) by the base density of the district as shown in Schedule 18.31.030-B.

Schedule 18.31.030-B depicts the lower and upper ends of the density range for each single-family residential district based on General Plan land use classifications. The schedule also establishes the maximum density permitted in each "RM" District. That density is expressed in

the maximum number of dwelling units permitted based on the net area of the lot. This code specifically is structured to correct the density from gross to net for "RM" Districts. The schedule also provides for increases in density beyond those depicted on the zoning map under certain specified circumstances.

**Schedule 18.31.030-B: Density Regulations—Residential Uses**

Districts	Base Density: Units per gross developable acre	Maximum Density: Units per gross developable acre	Density Increases
RE-1	1	1	Increases over the base density shown on the zoning map and as reflected in this table shall be allowed only under one or more of the following circumstances:
RE-2	2	2	
RS-2	2	3.5	
RS-2.5	2.5	3.5	
RS-3	3	3.5	
RS-3.5	3.5	6	
RS-4	4	6	
		<b>One dwelling unit per net square foot:</b>	
RM-6	6	5,500 sf	
RM-9	9	4,500 sf	
RM-10	10	3,500 sf	<ol style="list-style-type: none"> <li>1. The Planning Commission determines that the additional site and building design elements listed in Section 18.31.040, for single-family developments, are in evidence.</li> <li>2. In single-family districts, the base density may be adjusted within a given range to reflect the density allowed by the General Plan in effect on October 1, 2000 (previous General Plan), in accordance with General Plan policy. To attain the adjusted density, it must be demonstrated to the satisfaction of the Planning Commission that the adjusted density is acceptable considering the following factors: site topography, public-street access, availability of utilities, existing neighborhood characteristics, including the average density of surrounding development.</li> <li>3. A density bonus consistent with Government Code Section 65915, et seq., is approved.</li> <li>4. Housing developments for low/moderate income senior citizens may be approved at 200 percent of base density for one-bedroom units and 150 percent of base density for two-bedroom units for apartment projects in the "RM" District.</li> <li>5. The base density for any residential development in the "RM-12" District, "RM-15" District, or "RM-18" District that reserves a minimum of 35 percent of the residential units for extremely low, very low, and/or low income households shall be 20 units per acre.</li> </ol>
RM-12	12	3,000 sf	
RM-15	15	2,500 sf	
RM-18	18	2,225 sf	
RM-20	20	1,850 sf	
RM-30	30	1,450 sf	

**Notes:**

- Density credit shall not be given for lands encumbered by public or quasi-public agency utility easements for which compensation for said easement has been paid.
- Because development sites and types differ significantly, maximum residential density in the "RM" District may be based on either "gross developable acres" or "net developable acres," whichever provides the highest number of dwelling units.

**Schedule 18.31.030-C: Development Regulations—"Residential" Districts**

	"RE-1" "RE-2"	"RS-2" through "RS-4"	"RM-6" through "RM-18"	"RM-20" through "RM-30"	Additional Regulations (Numbers refer to standards immediately below the table)
<b>Building Form and Location</b>					
Maximum Height (feet)	35	35	45	50	(2)
Minimum Yards (feet)					
Front	25	15	15	15	(1) (8) all districts <i>See Section 18.31.050 for small-lot subdivisions</i> (9)
Side	Aggregate 30'; no side less than 10'	15 feet total; no side yard less than 5 feet (except small-lot subdivisions (Section 18.31.050))	5; 10 for 2 or more stories	10	(2); (3); (4)—for RM districts (8) for RE & RS districts (9) (10)
Corner Side	15	15	15	15	(8) for RE & RS districts <i>See Section 18.46.040 for Existing Nonconforming building setbacks</i> (9) (10)
Rear	15	15	15	15	(2) (8) for RE & RS districts
Distance Between Main Structures	—	—	Single-story—10 ft 1 & 2 story—15 ft 3 or more stories—20ft		
Maximum Lot Coverage	40%	40%	(7) RM districts only		
<b>Vehicle Accommodation - See Chapter 18.41, Off-Street Parking and Loading</b>					
Limitations on Parking Frontage	Yes	Yes	Yes	Yes	Front-yard setback area may not be used for required parking; minimum garage and carport setback of 20 feet where garage or carport faces a street
Garage Frontage Limitations	Yes	Yes	—	—	(6)
<b>Other Standards</b>					

	"RE-1" "RE-2"	"RS-2" through "RS-4"	"RM-6" through "RM-18"	"RM-20" through "RM-30"	Additional Regulations (Numbers refer to standards immediately below the table)
Accessory Uses/Structures	See Section 18.43.020				
Buffer Yards	See Section 18.40.020 — RM districts only				
Common and Private Open Space	(5) RM districts only				
Design Criteria	For discretionary permits, see Section 18.40.050				
Off-Street Parking	(11)				
Roof-Mounted Mechanical Equipment	Prohibited — See Section 18.40.130				
Setbacks from Creeks and Riparian Areas	See Chapter 18.48				
Sky Plane	See Section 18.40.150 — RM districts only				

- (1) **Front-Yard Setback.** The required front-yard setback may be determined through averaging provided that when 4 or more parcels in a block have been improved with structures, the minimum front-yard setback shall be the average of the setbacks on the improved parcels if this average is less than the minimum setback required by this chapter. The maximum setback in the "RE" and "RS" Districts for lots less than forty-thousand (40,000) square feet is fifty (50) feet, or forty percent (40%) of the lot depth, whichever is greater unless a zoning exception is obtained.
  
- (2) **Multi-story Limitations.** In order to limit impacts to the rear-yard privacy of single-family developments and to ensure adequate building bulk and height transitions between single-family and multiple-family districts, the following "RM" multistory setback is established:
 

The minimum setback to a second or higher story, where an "RM" District abuts an "RE" or "RS" District shall be twenty-five (25) feet. For discretionary permits, including subdivision of land, the approving body may require second-story setbacks up to fifty (50) feet if, given the circumstances of the site and surrounding properties—such as building size and height, topography, and similar considerations—the additional setback is necessary to achieve the intent of this section.
  
- (3) **Minimum Yards.** Projections into yards are allowed for decks, porches, bay windows, roof eaves and similar features; see Section 18.40.030, Building Projections into Setback Areas.
  
- (4) **Minimum Side Yard.** The minimum side yard shall be increased two (2) feet per story for each story over two (2) in a multiple-family building, unless the upper story is set back ten (10) feet from the building face. Where a dwelling fronts on a side yard, the side yard shall be a minimum of fifteen (15’).

- (5) **Private and Common Outdoor Living Area.** Each multiple-family residential development (two (2) or more dwelling units on a single lot) shall provide private and common areas for its tenants. Private areas typically consist of covered or uncovered balconies, decks, patios, porches, fenced yards, and similar areas outside the residence. A minimum of eighty (80) square feet with a minimum depth of ten (10) feet shall be provided with each dwelling unit. The minimum depth can be reduced to six (6) feet for upper-story units.

Common outdoor-activity areas typically consist of landscape areas, walks, patios, swimming pools, barbeque areas, shade elements, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. All areas not improved with buildings, parking, vehicular access ways, trash enclosures, and similar items shall be developed as common areas with the type of attributes described above. Common areas in developments of twenty (20) or more dwelling units must be of sufficient size and arrangement such that they allow adequate area for gathering, play, and other outdoor activities for their tenants and guests.



Section 18.31.030-C  
MULTIPLE FAMILY (APARTMENTS)  
RESIDENTIAL OPEN SPACE

- (6) **Garage Frontage Limitations.** Where garage doors face a street, garage fronts (in linear feet) shall not exceed 45 percent of the width of the lot as measured at the proposed building setback line. This limitation can be exceeded by an additional 10 percent of the lot frontage where the garage extends beyond the front door of the residence and is separated by a depth of no more than 6 feet, measured from a line extended parallel to the plane of the front door. In the case of garages designed to accommodate 3 or more vehicles, at least one garage front must be offset from the remaining garage fronts by at least 2 (2) feet.
- (7) **Maximum Lot Coverage.** Maximum lot coverage calculations in the "RM" Districts include buildings, driveways, parking areas, and trash-enclosure areas. Schedule 18.31.030-D indicates the maximum allowable lot coverage in each "RM" District.

**Schedule 18.31.030-D: Maximum Lot Coverage**

Zoning District	Maximum Lot Coverage
RM-6	60%
RM-9	65%
RM-10	70%
RM-12	70%
RM-15	75%
RM-18	75%
RM-20	80%
RM-30	85%

- (8) **Recreational Vehicle Storage.** Recreational vehicles, including, but not limited to, motor homes, travel trailers, detached campers/shells, boats, and trailers of all types shall not be stored within any front-yard or street side-yard setback unless a zoning exception is granted pursuant to Chapter 18.15. Such vehicles are permitted to be stored in interior side-yard or rear-yard setback areas. Items stored within the setback areas must be placed so as to prevent violations of the California Building Code with respect to egress, natural light, and ventilation and shall not contribute to or constitute blight, as defined by the Redding Municipal Code. The regulations of this section do not apply to: (1) Class B motor homes (commonly known as "van conversions") which otherwise comply with applicable parking standards and (2) temporary parking of recreational vehicles as necessary for customary active loading and unloading activities associated with the intended use of the vehicles for a period not to exceed seventy-two (72) hours in a one-week period.
- (9) **Storage Buildings.** No storage buildings or similar structures shall be placed or erected in any front-yard or corner side-yard setback area regardless of size.
- (10) **Corner Side Setback Exception.** Corner side setbacks on lots created prior to adoption of this Code (October 1, 2002) may utilize the corner side setback required by the Zoning Code at the time of lot creation, but in no case shall it be less than ten (10) feet.
- (11) **With the exception of driveways, walkways, and porches,** no portion of a single family lot between the front lot line and the dwelling shall be paved; in addition, an area no greater than twenty (20) feet in width adjacent to the side of a driveway that is nearest to an abutting lot may be paved and utilized for off-street parking (with the exception of recreational vehicles in accordance with Schedule 18.31.030-C). Circular driveways constructed pursuant to an encroachment permit approved by the City Engineer may be utilized for off-street parking. Off-street parking on a single family lot between the front lot line and the dwelling shall be limited to driveways and paved parking areas adjacent to driveways as described above.

**18.31.040 Density Increase**

The Planning Commission may grant an increase in density, not exceeding the General Plan maximum within a given density range, for projects that demonstrate creativity and flexibility in

design. The density increase can be obtained by single-family developments that incorporate a combination of site *and* building design components as described below. If the proposed density exceeds 150 percent of the base zoning district density and/or deviations from the base district regulations are required to facilitate the proposed development, an application to rezone the property to "Planned Development Overlay District" shall be required. All required materials must be provided in accordance with Chapter 18.53, "PD" Planned Development Overlay District.

- A. Density increases for single-family development are controlled by Schedule 18.31.040-E. To ensure maximum flexibility, the Planning Commission may consider alternative measures that will result in substantially the same result in meeting the intent of this section. To be eligible for a density increase, the development must include a combination of site and building design components as indicated in the schedule.

**Schedule 18.31.040-E: Single Family Density Increase Components**

<b>% of Base Density</b>	<b>Site Design</b>	<b>Building Design</b>
125%	2 components	1 component
150%	3 components	1 component
175%	4 components	2 components

1. ***Site Design Components***

- a. ***Minimized Grading.*** The development establishes "building envelopes" for each residential structure to reduce grading and retain existing trees. Grading is limited to the building envelope, utility alignments, and driveway area of the lot. In areas in public view, natural contours altered by grading are shaped to simulate natural terrain. Grading follows the natural features of the site as much as possible to accommodate multiple-level foundations.
- b. ***Detached Sidewalks/Parkways.*** Sidewalks are separated from the curb by a landscaped parkway with a minimum average width of 6 feet. A meandering strip of variable width is permitted.
- c. ***Streetscape.*** The development includes streetscape improvements, such as landscaped roundabouts, neck downs, curb bulbs, or similar techniques. These areas shall be maintained through a landscape maintenance district or other means approved by the City.
- d. ***Parkland and Open Space.*** The development includes privately maintained park or common open space or creek buffers at least 30 percent greater in width than the minimum required by Chapter 18.48, River/Creek Corridor Development.

- e. **Paving Material.** Combined with streetscape enhancements, special paving material for pedestrian areas, street crossings, and entries into the development are utilized.
- f. **Variety of Lot Widths.** Avoid a "monotonous" design by providing a variety of lot widths which can accommodate a variety of home styles, setbacks, and garage placement. At least 30 percent of the lots must vary from the "typical" (mode) lot width in the development by 20 percent, but shall not be less than 10 feet. No street will have more than 5 consecutive lots of the same size.
- g. **Street-Tree Planting.** Provide a street-tree plan that includes: (1) sufficient trees to shade the sidewalks (approximately 1 tree per 30 feet of frontage); (2) requires the trees to be planted at the time public improvements are constructed, rather than with development of each lot; (3) ensures that the trees are protected within an easement or by other appropriate protection mechanism; and (4) requires that the trees be privately maintained.
- h. **Variable Front-Yard Setbacks.** At least 50 percent of the homes will be set back at least 10 feet farther than the minimum front-yard setback. No more than 3 adjacent houses will have the same front-yard setback. This component may be implemented by recording "build-to" lines on the final map.
- i. **Other** site design components as determined appropriate by the Planning Commission.

## 2. **Building Design Components**

- a. **Garage Entries.** The development plan includes provisions for variable location of garage entries. At least 25 percent of lots have side-load garages, garages set on the rear half of the lot, and/or garages that are set back at least 10 feet behind the front- yard setback of the remainder of the residence.
- b. **Two-Story Design.** At least 25 percent of the homes include second-floor windowed indoor living space or balcony space.
- c. **Entries and Porches.** At least 35 percent of the homes include covered entries and porches that are a minimum of 6 feet in depth and extend along a minimum of 50 percent of the home's facade, excluding the garage.
- d. **Architectural Diversity.** Facades, materials, and architectural details are varied to create an impression that the residential structures have been individually designed. There will be a significant difference in the massing and composition (not just materials) of each adjacent house. A variety of different floor plans and building elevations will be provided in accordance with Schedule 18.31.040-F:

**Schedule 18.31.040-F: Floor Plan and Elevation Requirements**

Number of Dwelling Units Requested	Number of Differing Floor Plans and Elevations Required
0 – 19	2
20 – 50	3
51 – 100	4
101 and greater	5

In order to be considered different, each elevation must have a minimum of 3 design features which substantially vary from the other elevations. Design features could include, but are not limited to, roof form, building materials, garage entry orientation, porches, and building height.

- e. All residences are constructed to meet the certification requirements of Earth Advantage, Leadership in Energy and Environmental Design (LEED), or similar energy-efficient building programs.
- f. Other building design elements can be used if determined appropriate by the Planning Commission.

**18.31.050 Small-Lot Subdivisions**

- A. **Purpose.** The purpose of the small-lot subdivision regulations is to implement the General Plan goal of allowing and encouraging infill development by providing for small-lot single-family housing.
- B. **Applicability.** Small-lot subdivisions may be proposed for subdivision of land (5 or more lots) in the "RS-3.5," "RS-4," "RM-6," and "RM-9" Districts.
- C. **Application.** An application for a subdivision as provided by Title 17.
- D. **Standards.** The following development standards shall apply to small-lot subdivisions. Refer also to the Design Criteria for Small-Lot Subdivisions adopted by the City in accordance with Section 18.40.050, Design Criteria.
  - 1. **Reduced Lot Area.** The minimum lot area per dwelling unit shall be 4,500 square feet for an interior lot and 5,500 square feet for a corner lot.
  - 2. **Reduced Setbacks.** Schedule 18.31.050-A shall be used to determine structure setbacks instead of the normal setbacks required for the applicable zoning district.

**Schedule 18.31.050-A: Minimum Structure Setbacks**

Type of Structure	Setbacks Required		
	Front	Rear	Side
Main house with either front porch <sup>2</sup> , alley, or garage in rear <sup>1</sup>	12 ft	10 ft	5 ft
Main house without front porch, alley, or garage in rear <sup>2</sup>	15 ft	15 ft	5 ft
Attached garages <sup>3</sup>	20/15 ft	15 ft	5 ft
Detached garages	20 ft	5 ft	3 ft
Other detached accessory structures	20 ft	3 ft	3 ft

**Notes:**

<sup>1</sup> Garages in rear shall mean garages behind the primary residential unit.

<sup>2</sup> Front porches shall have minimum dimensions of 4 feet by 8 feet.

<sup>3</sup> Garages with access perpendicular to the street shall be set back a minimum of 20 feet from the front property line. Garages with access parallel to the street (side entry) may be set back 15 feet from the front property line.

1. **Site Coverage.** Maximum site coverage shall be 50 percent of the lot area.
2. **Parking.** Parking spaces shall be provided and parking areas shall be designed as follows:
  - a. Two garage spaces shall be provided for each residential unit.
  - b. For residential units with detached garages located behind the primary residential unit and taking access from the front, the minimum parking normally required shall be reduced to one enclosed (garage) space.
  - c. Shared driveway access between 2 adjacent parcels is allowed when the garages are located within the rear half of the parcel or a minimum of 10 feet behind the home's entry elevation.