**16.33.103: TABLE 33-3, SUMMARY TABLE OF DEVELOPMENT STANDARDS FOR PRIMARY BUILDINGS IN RESIDENTIAL ZONES**: This Table is a Summary Table only. All required development standards are contained within the various Chapters of this Ordinance, and more particularly Chapters 11, 12, 19, 20, 21, and 22 of this title.

| DEVELOPMENT STANDARD | A-20 | RA-5 | RA-1 | RE-75.0 | RE-43.0 | RE-37.0 | RE-25.0 | RE-20.0 | RE-17.5 | RE-15.0 | RE-12.5 | R-1-10 | R-1-7.5 | R-1-5 | R-2-6 | MH | RM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Site Plan Approval | | Required by Chapter 19. | | | | | | | | | | | | | | | See note 1 |
| Buildable Area | | As required by Chapter 11 – Section 1118. | | | | | | | | | | | | | | | See note 1 |
| Minimum Lot Size | 20 acres | 5 acres | 1 acre | 75,000 square feet | 43,000 square feet | 37,000 square feet | 25,000 square feet | 20,000 square feet | 17,500 square feet | 15,000 square feet | 12,500 square feet | 10,000 square feet | 7,500 square feet | 5,000 square feet | 6,000 square feet | 8,000 square feet | See note 1 |
| Lot Frontage Required | | As required by section 16.11.21 of this title. | | | | | | | | | | | | | | | See note 1 |
| Building Requirements | | As required by Chapter 19 and section 16.11.24 of this title. | | | | | | | | | | | | | | | See note 1 |
| Site Lighting | | As required by Chapter 19 and Chapter 22. | | | | | | | | | | | | | | | See note 1 |
| Off-street Parking | | As required by Chapter 20. | | | | | | | | | | | | | | | See note 1 |
| Garage Requirements | | Double Car Garage, 400 sq ft minimum – see sections 16.11.24 and 16.12.04 and 16.12.03 of this title. | | | | | | | | | | | | | | | See note 1 |

| DEVELOPMENT STANDARD | A-20 | RA-5 | RA-1 | RE-75.0 | RE-43.0 | RE-37.0 | RE-25.0 | RE-20.0 | RE-17.5 | RE-15.0 | RE-12.5 | R-1-10 | R-1-7.5 | R-1-5 | R-2-6 | MH | RM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Required Enclosed Storage | As required by section 16.11.24 of this title. | | | | | | | | | | | | | | | | See note 1 |
| Minimum Building Height | As required by section 16.11.130 of this title. | | | | | | | | | | | | | | | | See note 1 |
| Maximum Building Height | As required by Chapter 11 – Section 1126. | | | | | | | | | | | | | | | | See note 1 |
| Mechanical Equipment Screening | 1. As required by section 16.11.30 of this title.<br>2. Must comply with all requirements of Chapter 19 of this title. | | | | | | | | | | | | | | | | See note 1 |
| Minimum Lot Width | None | | Width to length ratio no less than 1:3. | | | | | 90 feet | 80 feet | 80 feet | 80 feet (72.5 feet if lot is located within the area bounded by 200 East, 200 West, 300 North, 200 South). | | 75 feet<br><br>85 feet on corner lot | 50 feet<br><br>60 feet on corner lot | 70 feet<br><br>80 feet on corner lot | 80 feet | See note 1 |
| Minimum Front Yard | 30 feet | 30 feet | See note 2 | 30 feet | 30 feet | 30 feet | 25 feet | 25 feet | 25 feet | 25 feet | See note 2 | 25 feet | 20 feet | 22 ft to garage 15ft to dwelling | | 25 feet | See note 1 |
| Minimum Rear Yard | 30 feet | 30 feet | See note 2 | 30 feet | 30 feet | 30 feet | 30 feet | 30 feet | 10 feet | 10 feet | See note 2 | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet | See note 1 |
| Minimum Side Yard | 30 feet | 30 feet | 30 feet | 30 feet | 30 feet | 15 feet | 15 feet | 15 feet | 10 feet | 10 feet | 10 feet | 10 feet | 10 feet & 8 feet **See below | | | | See note 1 |

| DEVELOPMENT STANDARD | A-20 | RA-5 | RA-1 | RE-75.0 | RE-43.0 | RE-37.0 | RE-25.0 | RE-20.0 | RE-17.5 | RE-15.0 | RE-12.5 | R-1-10 | R-1-7.5 | R-1-5 | R-2-6 | MH | RM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Minimum Side Yard Exception | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | ** One side setback may be reduced to 5 feet when 15 feet minimum is maintained between primary structures abutting reduced setback property line. | | | | See note 1 |
| Minimum Side Yard for Corner Lots | 30 feet | 30 feet | 30 feet | 30 feet | 30 feet | 30 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet | See note 2 | 20 feet | 25 feet | See note 1 |
| Minimum Floor Area for Dwelling | 900 square feet | | | | | | | | | | | | | 1,300 Sq ft | 900 sq ft | | |
| Minimum Floor Area First Story (Grade level) of Two Story | 600 square feet | | | | | | | | | | | | | n/a | 600 sq ft | | |
| Architecture and landscaping plans require | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | Architectural and landscape plans required at subdivision or CUP approval. | | n/a | See note 1 |
| Landscape Required | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | Landscaping required at CO. Front yard only R-1-5. Full yard R-2-6. | | n/a | See note 1 |
| Adequate Public Facilities | As required by section 16.11.11 of this title. | | | | | | | | | | | | | | | | See note 1 |

| DEVELOPMENT STANDARD | A-20 | RA-5 | RA-1 | RE-75.0 | RE-43.0 | RE-37.0 | RE-25.0 | RE-20.0 | RE-17.5 | RE-15.0 | RE-12.5 | R-1-10 | R-1-7.5 | R-1-5 | R-2-6 | MH | RM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Culinary Water and Sanitary Sewage Systems | As required by section 16.11.12 of this title. | | | | | | | | | | | | | | | | See note 1 |
| Utilities | As required by section 16.11.13 of this title. | | | | | | | | | | | | | | | | See note 1 |
| Required Streets, Curb, Gutter, Sidewalks, and Trails | As required by section 16.11.14 of this title. | | | | | | | | | | | | | | | | See note 1 |
| Clear View Areas | As required by sections Section 16.11.16 and Section 16.11.17. of this title | | | | | | | | | | | | | | | | See note 1 |

Note: 1. See chapter 18 of this title