COMPARISON MATRIX – R-1 Development Standards

March 2013

(This is only a summary of the proposed amendments for quick reference. For the full language, please refer to the draft Ordinance.)

	CURRENT STANDARD	DRAFT AMENDED STANDARD
R-1 ONE FAMILY RESIDENTIAL ZONE STANDARDS (Chapter 17.20)		
Definitions (Section 17.20.015)		
Attic	No current definition.	"Attic" means the area located between the uppermost plate and the roof or ridge of a structure.
Basement, Full	Current definition of basement does not distinguish between full and partial basement.	"Basement, Full" means basements that do not extend more than 12 inches above adjacent grade at any point around the perimeter of the structure as measured from the ceiling of the basement to the adjacent grade.
Basement, Partial	Current definition of basement does not distinguish between full and partial basement.	"Basement, Partial" means basements that do not extend more than an average of 3 feet above the lower of natural, pre-existing or finish grade, and not more than 8 feet at any point around the perimeter of the structure, as measured from the ceiling of the basement to the adjacent lower of natural, pre-existing or finished grade.
Bedroom	No current definition.	Added definition of "Bedroom" to include any room capable of being used as sleeping quarters in a customary manner.
Driveway	No current definition.	An area of pavement or other pervious or impervious surface that provides vehicular access from an alley, public or private street to a parking area, garage or carport on a parcel.
Flag Lot	No current definition	Added definition of "Flag Lot" as a lot in the approximate configuration of a flag pole or sign post, with the pole or post functioning primarily as an access corridor or way to the main body of the lot from the street of access.
Floor Area, Gross	"Floor area" means the sum of the horizontal areas of floors of buildings measured from the exterior face of exterior walls.	"Gross Floor Area" means the sum of all horizontal areas of floors covered by solid roof including first and second floors, attic spaces over 7.5 feet in height, basements, lofts, guest houses, garages, carports, patios, porches, balconies, barns, gazebos, and raised decks which are higher than 7.5 feet from natural or pre-existing grade as measured from the perimeter of the structure. Further, the area of interior spaces over 16 feet in height shall be counted as double the floor area (see Diagram A), except for stairways and elevator shafts, which shall only be counted once. The horizontal floor area of vents, shafts, and courts shall be included in the calculation of gross floor area. Gross floor area shall be measured from the exterior face of exterior walls. In cases where there is no wall, the measurement should be from the exterior face of the supporting posts; for cantilever-covered areas, the gross floor area shall be measured from the edge of the roof eaves excepting any roof eave exemptions, as provided below. The following shall not be computed towards floor area: 1. Roof eaves up to 4' in projection. Roof eaves that exceed 4 feet in projection but not more than 6 feet in projection may be excluded from the total floor area calculation subject to approval of a minor conditional use permit pursuant to Section 17.60.055. 2. Full Basements. 3. Partial basements, subject to the approval of a minor conditional use permit pursuant to the requirements of Chapter 17.60. 4. Attic areas that meet all the following requirements: (i) areas with vertical clearance of 5 feet or greater that are less than 60 percent of the surface of the building footprint, including dormer areas;

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		(ii) areas which do not include any doorway entrance that leads to an adjacent rooftop deck, patio attachment and/or exterior staircase; (iii) areas which do not include an individual dormer which has a width greater than 7 feet; (iv) the combined width of all dormers along a roofline do not exceed 50 percent of the width of the roofline, and (v) no portion of any dormer is higher than the main roofline of the house. 5. Porches on the ground floor that are attached to the primary residence, face the street (not fronting on common side or rear property lines), and are not enclosed between the heights of 3 feet and 7 feet, with the exception of posts and building face or faces to which the porch is attached.
Habitable Attic Space	No current definition.	An attic space with an occupiable floor area of at least 70 feet, a minimum vertical distance of 7 feet and an average height of 7.5 feet, and which meets minimum lighting, heating, ventilation and access requirements.
Lot Coverage	No current definition.	"Lot Coverage" means the area of land covered by solid roofed structures, whether habitable or nonhabitable, including, but not limited to: building footprints of a single-family dwelling, detached garages, barns, covered patios, and other solid roofed accessory structures constructed on a foundation whether above, below, or at grade level. Raised decks which are over 7 feet 6 inches from grade shall be included in the lot coverage calculation.
Lot Line, Front	No current definition	Added definition of "Front lot line" as a lot line parallel to, and abutting, the right of way providing primary access to the property, except in the case of nonstandard lot configurations such as flag lots, irregularly shaped lots, reverse corner lots, or properties where access is provided by easements or private roads. In such nonstandard instances, the front lot line or lines shall be determined by the Director of Development Services, or his/her designee, based on the character of other improvements in the vicinity; however, in no case, may the front lot line fall within any portion of any recorded easement or access corridor.
Permitted Uses (Section 17.20.020.M and N)	No requirements regarding parking of recreational vehicles and boats on improved lots.	Recreational Vehicles (RVs). No recreational vehicles shall be stored within 25 feet of the front property line, unless approved by a minor conditional use permit, pursuant to the requirements of Chapter 17.60, and reviewed by the Fire Marshal. Recreational vehicles (RVs) are motorized vehicles that have a kitchen, bathroom, and sleeping area. No camping trailers (non-motorized), boats, jet skis, and other recreational equipment, including the carrier they travel on, shall be stored within 25 feet of the front property line.
Height (Section 17.20.040)	The current standard require that, when placing a building within the established height envelope, the height shall be measured from the finished floor of the first story to the highest point of the coping of a flat roof or to a point one-third of the height of a pitched or hipped roof. This subsection does not have an associated diagram to illustrate this requirement.	The proposed standard requires that, instead of using the finished floor of the first story, the height shall be measured from the lowest point of adjoining natural, pre-existing, or finished grade around the perimeter of the building. In addition, a diagram illustrating this requirement has been added.
Building Setbacks – Angle Plane (Section 17.20.050)	No angle plane height requirement.	Angle plane requirements added as Subsection C, as follows: Angle Plane. Notwithstanding the provisions under 17.20.050(B) Side Yards, no portion of a building shall exceed the height of a forty-five (45) degree plane drawn from a height of ten feet above existing ground level at the side lot line boundaries of the lot, provided the

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		second floor shall not be required to be located further than twice the required setback, whichever is less. Roof eaves projecting a maximum 4 feet out from the vertical plane of the exterior wall surface are exempted. Existing ground level shall be the grade elevation of the subject site at the side lot line boundaries prior to start of construction. Encroachments exceeding the angle plane height by not more than 10 linear feet may be allowed subject to the approval of a minor conditional permit; encroachments exceeding 10 linear feet may be allowed pursuant to the approval of a conditional use permit pursuant to the provisions of Chapter 17.60. A diagram illustrating this requirement has been added.
Off-street parking requirements for new construction, additions and/or remodeling (Section 17.20.055)	No current standard for 5 or more bedrooms.	This Section was added to require one additional parking space for dwellings units with 5 or more bedrooms, whether it is new construction or additions/remodels.
Accessory Structures		
(Section 17.20.060.A.1)	Detached Accessory Structures: Current standards do not specify location of workshops and storage sheds.	This Section was revised to require that workshops and storage sheds be located behind the street-facing building line of the primary structure on the property, unless authorized with the approval of a minor conditional use permit pursuant to Section 17.60.055.
(Section 17.20.060.B.1)	Single Story Detached Garages: Current standards require that height of garage be measured from slab to top of ridge.	Height to be measured from lowest point of adjoining natural or pre-existing grade around the perimeter of the garage, to the highest point of the coping of a flat roof or to a point one-third of the height of a pitched or hipped roof, as shown in Diagram B of Section 17.20.040 (Height).
(Section 17.20.060.B.2)	Detached accessory garages: Current requirement does not specify where height should be measured from.	Added language requires that height be measured as described in Section 17.20.060.B.1.
(Section 17.20.060.C.1)	Detached Open Carports: Current requirement allows their location within 3 feet from property line and does not specify which property line the 3 feet should be measured from.	Revised language to remove the words “within 3 feet” and replaced it with “a minimum of” 3 feet from the side and rear property lines.
(Section 17.20.060.D.1)	Miscellaneous Structures and Uses: Current requirement does not include water heaters, air conditioning units, and ground-mounted solar equipment, allows miscellaneous structures be located within five feet from the property line, and does not specify which property line it should be measured from.	Revised language to include water heaters, air conditioning units, and ground-mounted solar equipment, remove the words “within 3 feet” and replaced with “a minimum of” 3 feet from side and rear property lines.
Non-Commercial Communication Facilities (Section 17.20.060.F)	Non-Commercial Communication Facilities – no current standards.	Standards for Non-Commercial Communication Facilities have been added to allow television antennas, satellite dishes, amateur ham radio towers, and facilities for which a permit has been issued consistent with Chapter 17.93, and those that are exempt from the requirements of Chapter 17.93.
Lot Size (Section 17.20.080)	Minimum: 7,500 sf (unless otherwise designated) R-1-9 (9,000 sf. min.) R-1-11 (11,000 sf. min.) R-1-15 (15,000 sf. Min.)	No change
Lot Coverage (Section 17.20.120)	40% Maximum	No change
Landscaping and Paving in Front Yard	No current requirements regarding landscaping and paving in front yard.	Added minimum requirement that fifty percent of the front yard area be landscaped and included minimum standards for circular driveways.

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(Section 17.20.121)		
Building Floor Area (Section 17.20.125) - - - - - - - - - - - - - **Easements (access or flood control)**	*Minimum:* 1250 sf *Maximum: Depends on Lot Area* < 6,000 SF Lot Area→ 2,100 SF allowed 6,000-11,000 SF Lot Area → 35% of Lot Area > 11,000 SF Lot Area → 3,850 SF + 15% of lot area over 11,000 SF - Easements excluded from computation of Lot Area	Access easements only are excluded from computation of Lot Area.
Allowable Floor Area (Section 17.20.125)	Current language refers to a definition of maximum floor area that was omitted in this Section and excludes decks, covered porches and patios from floor area calculation.	Revised language refers to the definition of floor area under Section 17.08.020 and to the Table of Allowable Floor Area calculation under Section 17.20.125. Also, language excluding decks, covered porches and patios from floor area calculation has been removed.
Gross Floor Area Limit (for new construction or addition to existing) (Section 17.20.135)	>4,000 SF – requires CUP. The standards include requirements related to conversion of existing floor area from nonhabitable to habitable.	No change to the 4,000 SF threshold, however requirements related to conversion of existing floor area from nonhabitable to habitable were removed.
Walls & Fences (Chapter 17.48.130)	6' Maximum→ interior side/rear property line 3.5' Maximum→ within front yard setback	No change
PARKING (Chapter 17.68)		
Parking spaces required (Section 17.68.020.A.1)	• 2 covered spaces per dwelling unit	Revised to require three spaces per dwelling unit in a garage or carport for units with five or more bedrooms. Also revised to require interior dimension for each space of 10 feet x 20 feet, with a minimum floor to ceiling height of 7 feet.
Design (Section 17.68.080)	Back-up distance requirement currently not specified for residential parking spaces.	Added subsection to include requirement for minimum 24 feet of unobstructed back-up distance for properties subject to R-1 standards. For garages that are located at the rear of the lot, a requirement for minimum back-up clearance has also been added with a diagram illustrating this requirement.
Design (Section 17.68.080.)	All parking areas subject to vehicular traffic shall be paved with either asphaltic or concrete paving not specified for residential parking spaces.	Added subsection to allow pervious paving materials for properties subject to R-1 standards.
Design (Section 17.68.080)	Tandem parking not addressed.	Added subsection stating that tandem parking shall not satisfy the required off-street parking requirement for properties subject to R-1 standards, unless otherwise provided in Chapter 17.68.

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