

Chapter 11-03

ZONING DISTRICT DEVELOPMENT STANDARDS

Sections:

Article 1. Development Standards Matrix

11-03-010 Development standards matrix.

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The following table sets forth development standards for each zoning district. Superscript numbers refer to additional standards shown in the notes below the table.

District	Minimum Lot Area (Gross)	Minimum Lot Width	Density Range du/acre ¹	Floor Area Ratio	Building Coverage	Maximum Height story/feet	Minimum Setbacks Front/ Side/Rear
R-1-7 ¹³	7,000 sq. ft. ²	50 ft.	0.50 – 5	0.45	0.45	2/30	F: 20 ft. ⁵ S: 5 ft. ⁷ R: 20 ft.
R-1-6	6,000 sq. ft.	45 ft.	0.50 – 5	0.45	0.50	2/30	F: 20 ft. ⁵ S: 5 ft. ⁷ R: 20 ft.
R-1-5	5,000 sq. ft.	35 ft.	0.50 – 7	0.48	0.50	2/30	F: 20 ft. S: 5 ft. R: 15 ft.
R-2	8,000 sq. ft. ^{3,4}	60 ft.	6 – 10	0.60 ²	0.45	2/35	F: 20 ft. ⁵ S: 5 ft. ⁶ R: 10 ft.
R-3	10,000 sq. ft.	80 ft.	11 – 21	0.70	0.50	2/35	F: 20 ft. S: 5 ft. R: 10 ft. per story
C	5,000 sq. ft.	50 ft.	NA	0.75	0.85	3/50	Note ⁸
MU	Note ⁹	25 ft.	8 – 15	Note ⁹	0.85	3/50	Note ¹⁰
I	10,000 sq. ft.	100 ft.	NA	0.50	0.90	NA/50	F: 30 ft. S: 10 ft. R: 20 ft. ¹⁰
P	0.5 acres	100 ft.	NA	0.10	0.10	1/25	F: 20 ft. S: 10 ft. R: 20 ft.
PF	NA	NA	NA	0.70	NA	2/35	Note ¹¹
A	5 acres	NA	NA	NA	0.10	2/35	Note ¹²

Notes:

¹ A calculation that results in a fraction of 0.50 and above shall be counted as a whole unit.

² May be reduced by the Planning Commission based upon individual site topography and building design layout of the parcel, property or project and the standards as defined in SJBMC 11-04-050.

³ May be reduced to four thousand five hundred (4,500) sq. ft. with 0.45 FAR in a planned unit development.

⁴ May be reduced to four thousand (4,000) sq. ft. with a planned unit development permit.

⁵ Twenty-five feet (25') for detached garage. Front yard setback may be reduced to fifteen feet (15') to meet design guidelines when approved by the Planning Commission for large developments of more than twenty (20) homes.

- ⁶ Ten feet (10') for side facing street at a corner lot parcel.
- ⁷ Five feet (5') for detached garages and carports not exceeding fifteen feet (15') in height.
- ⁸ Setbacks in the C district shall be consistent but not absolute with the bordering residential district. Deviations to setbacks may be allowed by the Planning Commission on an individual basis.
- ⁹ For structure within the downtown historic district, the floor area ratio may be 1.5. All other areas designated MU, the floor area ratio shall be 0.75. FAR may be increased or decreased upon approval of a use or conditional use permit based upon individual projects to preserve the character of the area and/or as an incentive to encourage mixed use development projects.
- ¹⁰ Ten percent (10%) of the depth of the lot or ten feet (10'), whichever is less. Planning Commission may allow deviations of the setbacks based upon individual project site plan and building layout.
- ¹¹ The minimum front, side, and rear yards in the PF district shall be equal to the front, side and rear yards required in the most restrictive abutting district; provided, that no yard adjoining a street shall be less than twenty feet (20') and that no interior yard shall be less than ten feet (10').
- ¹² Forty feet (40') if used in connection with or for the housing of livestock.
- ¹³ The Planning Commission may grant a designation of R-1-6 and R-1-5 on any lot within the R-1 single-family zoning district that meet criteria of Section 11-04-010 on a case per case basis taking into consideration topography, surrounding neighborhood, design diversity, economic conditions and housing needs.

Legislative History: Ords. 2015-21 (9/15/15), 2017-01 (1/17/17).