

street side of a corner lot, or in a required rear yard on a double frontage lot, unless specifically permitted by Chapter 18.20, Off-Street Parking and Loading. A required uncovered parking area for a residence, multiple dwelling, lodginghouse, or apartment hotel may be located in any other required side or rear yard if an equivalent amount of open area at ground level, in addition to the area of required yard spaces, is provided elsewhere on the site.

(6) Signs. No sign, outdoor advertising structure or display of any type shall be permitted except as prescribed in Chapter 18.22, Signs.

(7) General Provisions and Exceptions. All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.24, General Provisions and Exceptions. (Ord. 900 § 6, 2007; Ord. 878 § 11, 2003; Ord. 812 § 3 (part), 1997; Ord. 785 § 3(b) (part), 1994)  
(Ord. No. 910, § 13, 4-21-2009)

**TABLE 1**  
**RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS**

Standard	Open Residential R-1-C	Very Low Density R-1-B	Low Density R-1-A	Medium Density R-1	Multiple Dwelling R-2
Maximum units/acre	up to .2	1	2.2	5.8	10.9 > for Senior
Lot area (s.f.)	5 acres	1 acre	20,000	7500 <sup>1</sup>	8000 4000/per dwelling unit
Lot frontage (feet)	100	50	30	30	30
Lot width at front yard setback (feet)	100	100	70	70	70
Front setback (feet)	35	30	25	20/≥7500 s.f. 15/< 7500 s.f.	20
Rear setback (feet)	100	50	35	25	25
Side setback (feet)	25	20	10 <sup>2</sup>	6/≥7500 s.f. <sup>2</sup> 5/<7499 s.f. <sup>2</sup>	6
Side setback street side (feet)	25	30	20 <sup>2</sup>	15/≥7500 s.f. <sup>2</sup> 10/<7499 s.f. <sup>2</sup>	15
Building lot coverage (maximum %)	Evaluated on basis of specific site characteristics	15	25	30—35 <sup>3</sup>	35
Usable open space (s.f./unit)	NA	NA	NA	NA	300
Maximum structure height (ft.)	30	30	30	30	30
Floor area ratio (FAR)	NA	NA	.4—.6 <sup>4</sup>	.4—.6 <sup>4</sup>	NA

Note: Setback requirements are greater for some conditional uses.

Notes for Table 1:

<sup>1</sup> Or as otherwise shown on a duly approved and recorded subdivision map, which has not been merged pursuant to Section 18.32.110.

<sup>2</sup> On sideyards of  $\geq 10$  percent grade, one-foot shall be added to the side yard for each two feet of height above the lowest twelve feet of height of a structure on the elevation facing the side yard.

<sup>3</sup>  $\leq 6000$  s.f. = 35%

6001—7499 s.f. = Maximum % coverage =  $55 - (.0033 \times \text{Site Area})$

$\geq 7500$  s.f. = 30% coverage allowed

<sup>4</sup> The maximum FAR is established by Section 18.08.220(g) for R-1 districts and by Section 18.08.320(g) for R-1-A districts. (Ord. No. 910, § 13, 4-21-2009)

## II. R-2 Low-Density Multiple-Dwelling District Regulations

### 18.08.100 Generally.

Except as modified by the provisions of Chapter 18.18, Special Purpose Overlay Districts, the regulations in this section shall apply to all parcels of land designated in the R-2 district as shown on the adopted town zoning map. (Ord. 785 § 3(b) (part), 1994)

### 18.08.110 Standards for creation of new lots.

(a) Site Area. The minimum site area shall be eight thousand square feet. Site area required for land division shall be the net site area, as defined in Section 18.04.520.

(b) Frontage and Width. Each site shall have not less than thirty feet of frontage on a public street, and shall be not less than seventy feet in width at the front yard setback line. (Ord. 785 § 3(b) (part), 1994)

### 18.08.120 Standards for development of all lots.

(a) Site Area Per Dwelling Unit.

(1) Each site shall have an area of not less than four thousand square feet for each dwelling unit located on the site; provided, that if, after dividing the area of the site by four thousand, a remainder of less than four thousand square feet but more than three thousand six hundred square feet is obtained, one additional dwelling unit may be located on the site.

(2) For senior housing with deed restrictions ensuring continued availability for seniors, the allowed density may be increased to a maximum of one unit per two thousand square feet of net lot area. Allowed density shall be determined through design review, and shall include consideration of traffic and visual impacts. Density bonuses and other incentives shall be consistent with state law.

(A) The minimum age for qualifying for senior housing is sixty-two years, and as otherwise provided for in California Civil Code Section 51.3, et seq.

(B) All senior housing shall meet the accessibility requirements of state law, including, but not limited to, Title 24 of the state Health and Safety Code.

(b) Usable Open Space. For each dwelling unit on the site, three hundred square feet of usable open space shall be required, subject to the following conditions:

(1) The usable open space may be common space accessible to more than one dwelling unit, or may be private space for the exclusive use of the residents of a development.

(2) At least one-half of the required usable open space shall be provided at ground level exclusive of front yard setback areas, and not more than one-half of the requirement may be satisfied by balconies or roof decks.

(3) Common usable open space shall have a minimum area of three hundred square feet, and shall have no dimension less than fifteen feet.

(4) Private usable open space located at ground level shall have a minimum area of one hundred fifty square feet, and shall have no dimension less than ten feet. Non-ground-level open space shall have a minimum area of fifty square feet, and shall have no dimension less than five feet.

(5) All required usable open space shall be landscaped or shall have a dust-free surface, provided that not less than twenty percent of common usable space at ground level shall be landscaped. Water surfaces designed as landscape features may be included in the twenty percent, but not open space located in a parking area, driveway or service area, and no usable open space shall have a slope greater than ten percent.

(6) Private ground level open space on the street side of a structure shall be suitably screened from the street.

(7) All usable open space areas shall be privately maintained in a permanent and orderly condition.

(c) Front Yard. The minimum front yard shall be twenty feet.

(d) Side Yards. The minimum side yard shall be six feet for a permitted use, or ten feet for a conditional