

Proposed Edits to UDO Adoption Draft

20.02.010(2) – Dimensional Standards – Tables 2-4:R2, 2-5:R3, and 2-6:R4

CURRENT LANGUAGE

(2) Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-4: R2 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	8,400 square feet (0.193 acres)[1]
B	Lot width	60 feet [1]
Building Setbacks (Minimum)		
C	Front	15 feet or the median front setback of abutting residential structures, whichever is less.
D	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
E	Side	First Floor: 8 feet Each story above the ground floor: 10 feet [1] [2]
F	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	40%
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

(2) Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-5: R3 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	5,500 square feet (0.126 acres) [1]
B	Lot width	50 feet [1]
Building Setbacks (Minimum)		
C	Front build-to line	15 feet or the median front setback of abutting residential structures , whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
D	Side	First floor: 6 feet Each story above the ground floor: 10 feet [1] [2]
E	Rear	25 feet [1]
Other Standards		

	Impervious surface coverage (maximum)	45%
F	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet

(2) Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-6: R4 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	4,200 square feet (0.096 acres)
B	Lot width	35 feet
Building Setbacks (Minimum)		
C	Front	15 feet or the median front setback of abutting residential structures, whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
D	Side	5 feet
E	Rear	25 feet
Other Standards		
	Impervious surface coverage (maximum)	50%
F	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet

PROPOSED LANGUAGE - Reduce the minimum lot area for R2, R3, and R4 zones

Commentary: Data analysis on existing, privately held lots, demonstrate actual lot areas are much larger than the minimum lot area standards for the RS/R2 and RC/R3 zones. The proposed reduction in minimum lot area would allow for limited in-fill single family housing, including ADUs, which can help to reduce development barriers and increase housing supply. Furthermore, the Adoption Draft prohibits subdivision of existing R2, R3 lots in order to established duplex, triplex, and fouxplex housing. The following existing lot size analysis is consistent with the subsequent proposed changes to minimum lot area for the R2, R3, and R4 zones:

- 20% (785 of 3816) RC parcels are under 4500 square feet
- 57% (2172 of 3816) RC parcels are under 7200 square feet
 - Average RC lot size is 4982 square feet
- 18% (1126 of 6225) RS Parcels are under 8400 square feet
- 20% (1275 of 6255) RS parcels are over 20,000 square feet

(2) Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-4: R2 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	8,400,720 square feet (0.16593 acres)[1]
B	Lot width	60 feet [1]
Building Setbacks (Minimum)		
C	Front	15 feet or the median front setback of abutting residential structures, whichever is less.
D	Attached front-loading garage or carport	10 feet behind the primary structure’s front building wall
E	Side	First Floor: 8 feet Each story above the ground floor: 10 feet [1] [2]
F	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	40%
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

(2) Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-5: R3 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	5,500 square feet (0.11526 acres) [1]
B	Lot width	50 feet [1]
Building Setbacks (Minimum)		
C	Front build-to line	15 feet or the median front setback of abutting residential structures , whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure’s front building wall
D	Side	First floor: 6 feet Each story above the ground floor: 10 feet [1] [2]
E	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	45%
F	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet

(2) Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-6: R4 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
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A	Lot area	4,200 square feet (0.0926 acres)
B	Lot width	35 feet
Building Setbacks (Minimum)		
C	Front	15 feet or the median front setback of abutting residential structures, whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
D	Side	5 feet
E	Rear	25 feet
Other Standards		
	Impervious surface coverage (maximum)	50%
F	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet