

**COMPARISON OF DEVELOPMENT STANDARDS
LOW and LOW MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS**

Zoning	R-0	R-1.5	R-1.7(PD)	R-2	SMC § Reference
General Plan	Low Density Residential	Low-Medium Density Residential	Low-Medium Density Residential	Low-Medium Density Residential	19.20.020. 19.18.020.
Min. Lot Size (sq. ft.)	6,000	4,200	2 acres ²	80,001	19.30.020.
Min. Lot Area per Dwelling Unit (sq. ft.)	6,000	4,200	2,600	3,600	
Min. lot width	57'	42'	As determined by PD requirements	76'	
Max. Lot Coverage	45% (one story) 40% (two story)	40%	40%	45% (one story) 40% (two story)	19.32.020.
Max. Floor Area Ratio (FAR)	PC review if over 45% FAR or 3,600 s.f. area	50%	50%	PC review if over 45% FAR or 3,600 s.f. area	
No. of Units (for subject site)	4	7	11	8	19.30.040.
Density (units/acre)	Up to 7	Up to 10	Up to 14	Up to 12	19.18.020.
Max. Building Height	30'	30'	30'	30'	19.32.020.
Max. No. of Stories	2	2	2	2	
Setbacks					
Front	20'	20'	20'	20'	19.34.030
Min. Side	4' (1 st floor); 7' (2nd floor)	4' (1 st floor); 7' (2nd floor)	4' (1 st floor); 7' (2nd floor)	4' (1 st floor); 7' (2nd floor)	
Min. Total Sides	20% of lot width, or 10', whichever is greater	12'	12'	20% of lot width, or 10', whichever is greater	
Min. Rear at South	20'	20'	20'	20'	
Landscaping					
Min. Total Landscaping	N/A	N/A	N/A	20% of lot area	19.37.040.
Min. Parking Lot Landscaping	N/A	N/A	N/A	20% of the parking lot area	
Min. Other Landscaping (sq. ft.)	N/A	N/A	N/A	850	
Min. Usable Open Space/Unit (sq. ft.)	N/A	N/A	N/A	500	

Notes:

1. Lot area and lot width less than the minimum required may be allowed through approval of a Special Development Permit (SDP) provided that overall density is consistent with the zoning district.
2. Maximum lot area should not exceed 4,000 square feet.