

DEVELOPMENT STANDARD COMPARISON – INDUSTRIAL, RESIDENTIAL, AND COMMERCIAL

	M-S	R-4	R-3	R-2	C-1
General Plan	Industrial	Residential High Density	Residential Medium Density	Residential Low- Medium Density	Commercial Neighborhood Shopping
Min. Lot Size (s.f.)	22,500	8,000 ¹	8,000 ¹	8,000 ¹	None
Min. Lot Area per Dwelling Unit (s.f.)	None	1,200	1,800	3,600	None
Min. lot width (feet)	100	120 ¹	120 ¹	76 ¹	None
Max. Lot Coverage	45%	40%		45% - 1-story 40% - 2-story	35%
Max. Floor Area Ratio (FAR)	35%	No max.		55%	None
No. of Units	Per SDP	1 unit for each 1,200 sq. ft.	1 unit for each 1,800 sq. ft.	1 unit for each 3,600 sq. ft.	Per SDP
Density (units/acre)	N/A	36	24	12	N/A
Max. Building Height (ft.)	75', but not taller than 20' within 75' of rear property line per SMC § 19.32.040 (a)	55'	35'	30'	40'
Max. No. of Stories	8	4	3	2	2
Setbacks					
Min. Front (ft.) – Ahwanee	25'	Level 1-2: 20' Level 3-4: 20' + ½ the wall height per SMC § 19.34.050	20'	20'	None

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Min. Side (ft.)	None, but 3' for each additional story above the first story	9' plus 3' for each additional story above the first story	6' plus 3' for each additional story above the first story	6' plus 3' for second story	15' plus 3' for a second story per SMC § 19.34.110
Min. Total Sides (ft.)	20' plus 6' for each additional story above the first story	20' plus 6' for each additional story above the first story	15' plus 6' for each additional story above the first story	20% of lot width but not less than 10' plus 6' for second story	None
Min. Rear (ft.) – South	100' per SMC § 19.34.070	20'			10' plus 3' for a second story per SMC § 19.34.110
Landscaping					
Min. Total Landscaping (s.f.)	20% of lot area				
Min. Landscaping/Unit (s.f.)	N/A, but 10% of floor area	375	425	850	N/A, but 12.5% of floor area
Min. Usable Open Space/Unit	N/A	380	400	500	N/A
Min. Private Useable Space/Unit	N/A	80	N/A	N/A	N/A
Parking	See Chapter 19.46 of the SMC				

1 – Lot area and lot width less than the minimum required may be allowed through approval of a Special Development Permit provided that overall density is consistent with the zoning district.