

Table 2. Comparisons of R-30, R-35, R-36, and R-40 Residential Zones

Zone	Minimum Lot Size ¹	Min. Lot Width ¹	Permitted Density ²	Conditionally Permitted Density	Height		Setbacks (see Sec. 17.108.120 for courtyards)			Max. Lot Coverage ⁶	Min. Open Space Per Dwelling Unit		Parking Spaces Per Dwelling Unit
					Primary building ³	Accessory structures ³	Front ^{3,4}	Side ⁵	Rear				
R-30	5,000 sf	45 ft.	single-family dwelling plus secondary unit		25 ft. ⁷ (30 ft. for pitched roof ⁸)	15 ft.	20 ft.	5 ft. (& 10% of lot width when slope is >20% ³)	20 ft. ⁹	2,000 sf, or 40% of lot area (whichever is greater)			2 spaces; 1 additional space for a Secondary Unit
R-35	5,000 sf	45 ft.	single-family dwelling plus secondary unit	lots >4,000 sf: two units	25 ft. ⁷ (30 ft. for pitched roof ⁸)	15 ft.	20 ft.	5 ft. ¹⁰	15 ft.	2,000 sf, or 40% of lot area (whichever is greater); up to 50% w/CUP for 2 units	without private open space 300 sf	with max. substitution of private open space 100 sf ¹¹	1.5 spaces; 1 additional space for a Secondary Unit
R-36	5,000 sf	45 ft.	lots <4,000 sf: single family dwelling plus secondary unit; lots >4,000 sf: two units	one unit per 2,500 sf	30 ft. ⁷ (35 ft. w/CUP for pitched roof – min 4:12 slope)	15 ft.	20 ft. (10 ft. on lots <4,000 sf in area or <45 ft. wide)	5 ft. ¹⁰ (3 ft. on lots <4,000 sf in area or <45 ft. wide)	15 ft.	2,000 sf, or 40% of lot area (whichever is greater); up to 50% w/CUP for 2 units	without private open space 300 sf	with max. substitution of private open space 100 sf ¹¹	1.5 spaces (1 space on lots <4,000 sf in area or <45' wide); 1 additional space for a Secondary Unit
R-40	5,000 sf	45 ft.	lots <4,000 sf: single family dwelling plus secondary unit; lots >4,000 sf: two units	one unit per 2,500 sf	25 ft. ⁷ (30 ft. for pitched roof ⁸)	15 ft.	20 ft.	5 ft. ¹⁰	15 ft.	2,000 sf, or 40% of lot area (whichever is greater); up to 50% w/CUP for 2 units	without private open space 300 sf	with max. substitution of private open space 100 sf ¹¹	1.5 spaces; 1 additional space for a Secondary Unit

¹ Prevalent lot size requirements also apply; see Sec. 16.24.040(D) O.M.C.

² See also the max. permitted densities in the General Plan (these supercede zoning and may be lower).

³ See hillside regulations handout for height and setback regulations on steep hillside lots.

⁴ Reduced front setback allowed to match the front setback of buildings on adjacent lots (see next page).

⁵ Corner lot with a key lot: required street-side setback is half the required front setback of the key lot.

⁶ Lot coverage doesn't apply for building sites that are >20% slope or more than 2 units.

⁷ If at least 60% of the homes on the 20 closest lots (5 closest lots on each side plus 10 closest lots across the street) are one-story in height, then the maximum height within twelve feet of the front setback line is 15 ft.

⁸ When slope is between 1:3 & 2:1, and sloped away from side lot lines if within 10 ft. of side lot lines.

⁹ Additional rear setback required when abutting the rear property line of adjacent lot (an additional ½ ft. setback for each foot of lot depth over 100 ft., up to 80 ft. max setback).

¹⁰ 10 ft. (plus 2 ft. for every floor above) interior side setback required when facing required living room window (up to 20% of lot width in R-35 – R-60 zones, up to 12% of lot width in R-70 – R-90 zones).

¹¹ Private open space may be substituted for group open space at a 1:2 ratio, up to the max listed above.

¹² Height is restricted for lots that are adjacent to the R-1, R-10, R-20, R-30, R-35, R-36, R-40 and R-50 zones, see Sec. 17.108.010

¹³ 5 ft. interior side setback required when facing any required window (bedrooms, etc).