

27-4202. Residential Base Zones

(a) General Purposes of Residential Base Zones

The Residential base zones established in this Section are intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate. More specifically, they are intended to:

- (1) Provide appropriately located lands for residential development that are consistent with the goals and policies of the General Plan and the applicable Area Master Plan or Sector Plan;
- (2) Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the negative effects of noise, excessive population density, flooding, and other significant adverse environmental impacts;
- (3) Ensure protection from fires, explosions, toxic fumes and substances, and other public safety hazards;
- (4) Provide for residential housing choice, affordability, and diversity with varying housing densities, types, and designs;
- (5) Provide for safe and efficient vehicular, bicycle, and pedestrian access and circulation, and neighborhoods that promote multiple forms of mobility;
- (6) Provide for the public services and facilities needed to serve residential development;
- (7) Protect the existing character of lands in the residential zones from incompatible development;
- (8) Accommodate new infill development and redevelopment that is consistent with the context and the character of the residential zone in which it is located; and
- (9) Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.

(b) Residential Estate (RE) Zone

(1) Purposes

The purposes of the Residential Estate (RE) Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of single-family residential developments with large lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces in order to create an estate-like atmosphere; and
- (D) To prevent soil erosion and stream valley flooding.



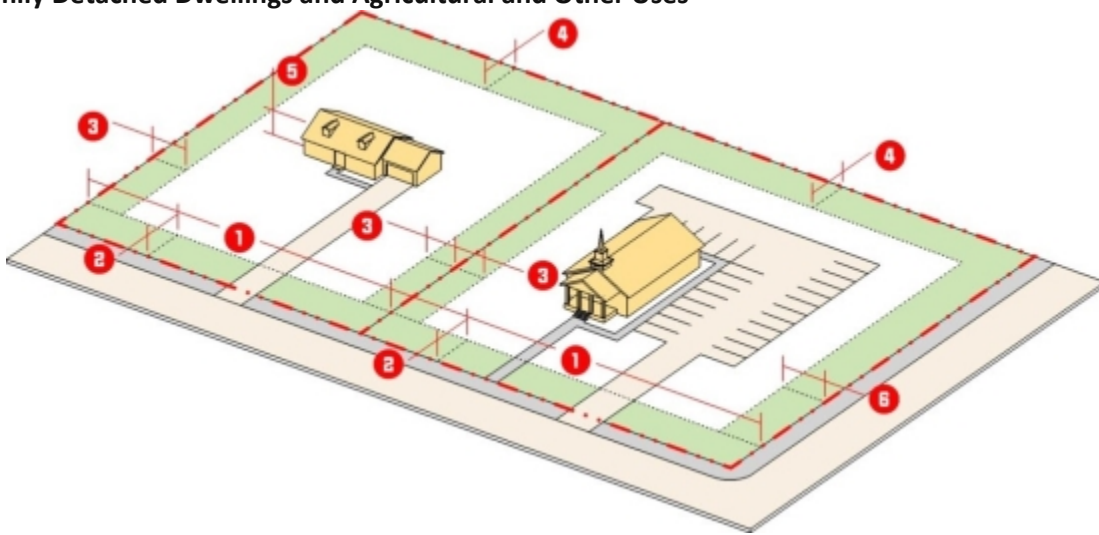
(2) Intensity and Dimensional Standards

Standard(1)	Agricultural Uses	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	No requirement	1.08	No requirement
Net lot area, min.	2 ac	40,000	40,000
① Lot width, min. (ft)	50	120(4)	50
Lot frontage (width) at front street line, min. (ft)	40	70	40
Lot coverage, max. (% of net lot area)	20	20	60
② Front yard depth, min. (ft)	25	25	25
③ Side yard depth, min. (ft) (2)	17	17	17
④ Rear yard depth, min. (ft)	25	25	25
⑤ Principal structure height, max. (ft)	35	35	35
Accessory structure height, max. (ft) (3)	15	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- (2) On corner lot, min. side yard depth alongside street = 25 ft. ⑥
- (3) May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception, and may be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
- (4) If the lot is served by an individual well or sewerage system, the min. width shall be 150 ft.

Single-Family Detached Dwellings and Agricultural and Other Uses



(3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage

(3) Reference to Other Standards

Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

(c) Residential, Rural (RR) Zone

(1) Purposes

The purposes of the Residential, Rural (RR) Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize their natural terrain;
- (B) To facilitate the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.



(2) Intensity and Dimensional Standards

Standard(1)	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	2.17	No requirement
Net lot area, min. (sf)	20,000	20,000
① Lot width, min. (ft)	80(4)	100
Lot frontage (width) at front street line, min. (ft)	70	70
Lot coverage, max. (% of net lot area)	25	60
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) (2)	8	8
④ Rear yard depth, min. (ft)	20	20
⑤ Principal structure height, max. (ft)	40	40