

## What is Zoning?

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Zoning determines Land Use, Minimum Lot Size, Lot Dimensions, and Setbacks.

Zone	Lot Size (Min.)	Lot Width (Min.)
R1	5.000 sq-ft	50 ft
RS	7.500 sq-ft	60 ft
RE9	9.000 sq-ft	65 ft
RE11	11.000 sq-ft	70 ft
RE15	15.000 sq-ft	80 ft
RA	17.500 sq-ft	70 ft
RE20	20.000 sq-ft	80 ft
RE40	40.000 sq-ft	80 ft

For example, a lot zoned R1 would be a minimum of 5,000 square feet in area and a minimum width of 50 feet.

## What is a Height District?

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A Height District establishes the maximum height, stories, and Floor Area for each zone.

Height Districts	1	1L	1VL	1XL
Height	33 feet 45 feet for lots in Hillside Areas or Coastal Zone	33 feet 45 feet for lots in Hillside Areas or Coastal Zone	33 feet 45 feet for lots in Hillside Areas or Coastal Zone	30 feet
Stories	n/a	6	3	2
FAR	3:1	3:1	3:1	3:1

The table above illustrates the various height districts for the R1 zone. In Height District 1, the maximum height is 33 feet, an unlimited number of stories, and a Floor Area Ratio of 3:1.

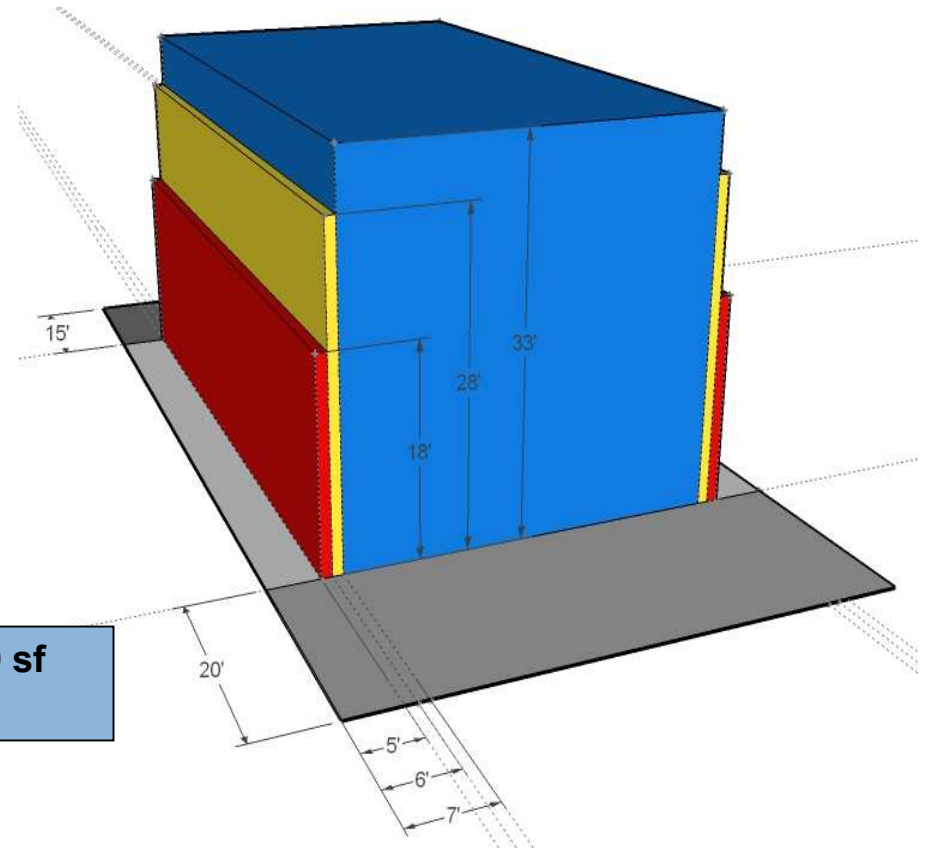
## What are Yard Setbacks?

Yard Setbacks are designated areas for open space. The Front and Rear Yard Setbacks are generally fixed values, but Side Yard Setbacks vary by the building height.

Side Yard Setbacks by Height:

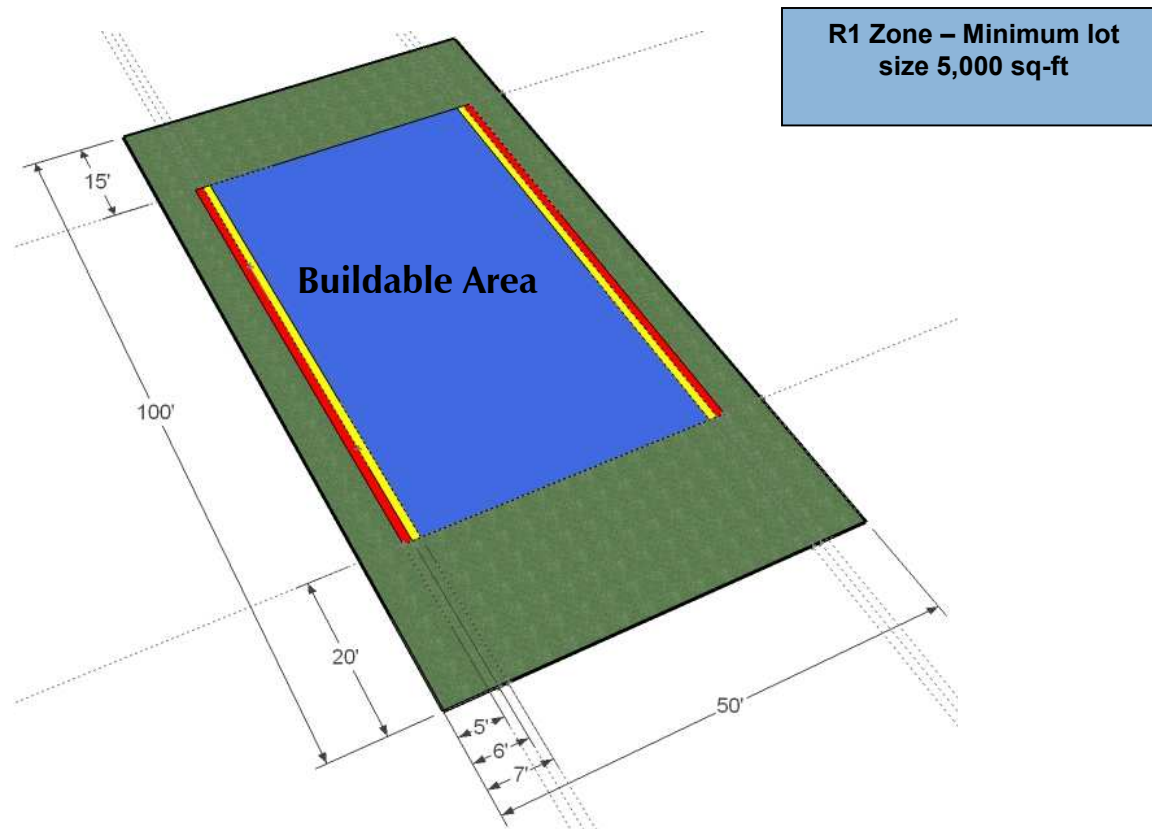
<u>Height</u>	<u>Setback</u>
Up to 18 ft	5 ft
18 ft to 28 ft	6 ft
28 ft to 30 or 33 ft	7 ft

R1 Zone- 5,000 sf  
lot size



## What is the Buildable Area?

The Buildable Area is the Lot Area minus the required Yard Setbacks. Structures are only allowed in this area.



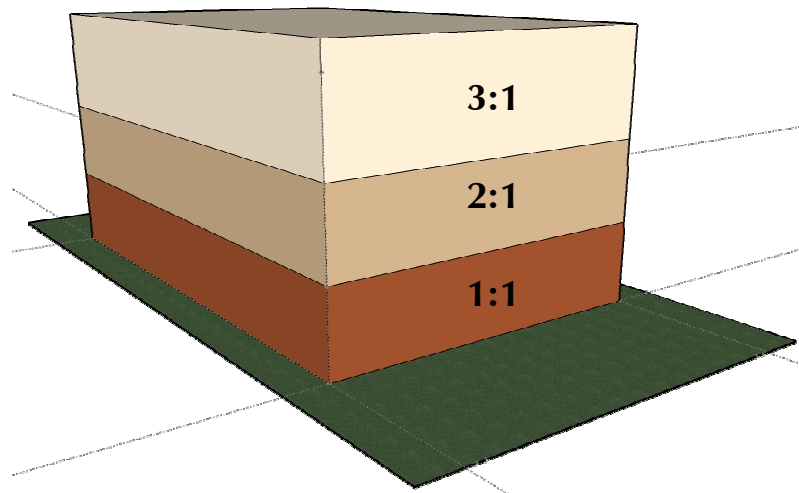
## What is the Floor Area Ratio (FAR)?

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The Floor Area Ratio sets the maximum square footage allowed.

FAR is expressed as a ratio.

An FAR of 3:1 means that for every square foot of Buildable Area, an owner may build up to three square feet of Floor Area.



## Total Development Potential: What can be built today?

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Zone	Story & Height Intervals	Existing Development Potential
R1 (5,000 sq-ft)	Single Story (Up to 18 ft)	2,600 sq-ft
	Two Story (Up to 28 ft)	4,940 sq-ft
	Three Story (Up to 33 ft)	7,020 sq-ft

In an R1 zoned lot with a Lot Size of 5,000 square feet, the Total Development Potential for a one-story Single Family Dwelling is 2,600 square feet. For a two-story Single Family Dwelling, it is 4,940 square feet and for a three-story Single Family Dwelling it is 7,020 square feet.