

# ARTICLE 1. RESIDENTIAL ZONES (R1-)

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## Div. 1.1. R1- One-Family Zones

The new R1 One-Family Zones are intended to provide for a variety of zoning options that allow for an improved response to protecting established neighborhood character compatible with city-wide planning goals and policies. A typical R1-zoned neighborhood is relatively urban in character and is intended for single-family detached in with a minimum lot size of 5,000 square feet.



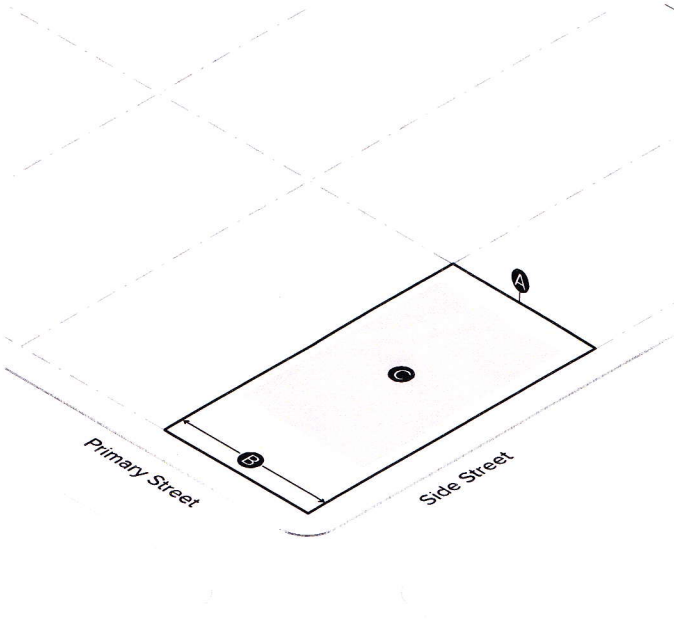
## Sec. 1.1.1. Intent Statements

- A. **R1-A Zone.** The R1-A zone allows a 3-story building mass at the street with a 2-story mass to the rear. The allowable Floor Area Ratio ranges from 0.55 to 0.65, depending on the size of lot.
- B. **R1-B Zone.** The R1-B zone allows a 3-story building mass at the street with a 2-story mass to the rear. The allowable Floor Area Ratio ranges from 0.45 to 0.55, depending on the size of lot.
- C. **R1-C Zone.** The R1-C zone allows a 3-story building mass at the street with a 2-story mass to the rear. The allowable Floor Area Ratio ranges from 0.35 to 0.45, depending on the size of lot.
- D. **R1-D Zone.** The R1-D zone allows a 2-story building mass at the street with a 1.5-story mass to the rear. The allowable Floor Area Ratio ranges from 0.30 to 0.40, depending on the size of lot.
- E. **R1-E Zone.** The R1-E zone allows a 1.5-story building mass at the street with a 2-story mass to the rear. The allowable Floor Area Ratio ranges from 0.35 to 0.45, depending on the size of lot.
- F. **R1-F Zone.** The R1-F zone allows a 1.5-story building. The allowable Floor Area Ratio ranges from 0.25 to 0.35, depending on the size of lot.

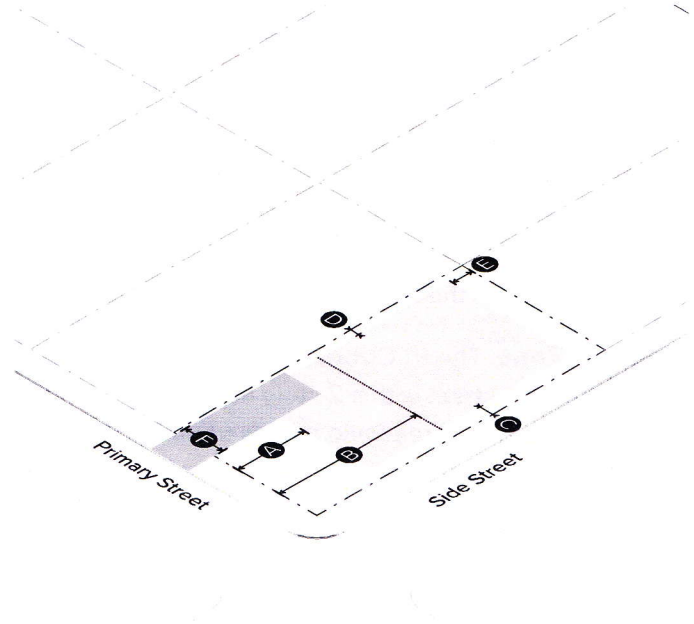


## Sec. 1.1.2. R1-A Zone

### A. Lot Criteria



### B. Building Placement



#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	5,000 SF
<b>B</b> Lot width for new lots (min)	50'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%

#### Building/Structure Setbacks

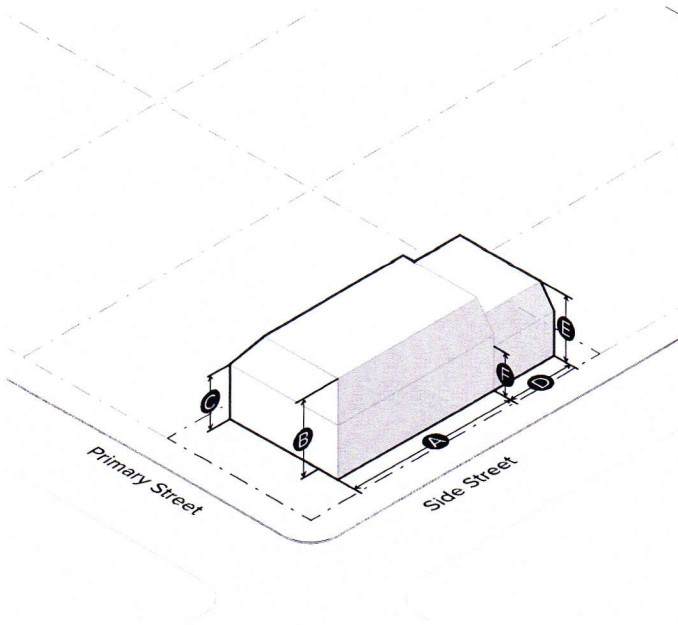
<b>A</b> Primary street: principal (min)	20' or prevailing setback, see Sec. 1.10.1.B.
<b>B</b> Primary street: accessory (min)	55'
Side, cumulative	20% of lot width
<b>C</b> Side street: corner lot (min)	5'
<b>C</b> Side street: reverse corner lot (min)	Prevailing setback, see Sec. 1.10.1.B.
<b>D</b> Side interior (min)	5'
<b>E</b> Rear (min)	10'
<b>E</b> Rear alley (min)	5'

#### Vehicle Access

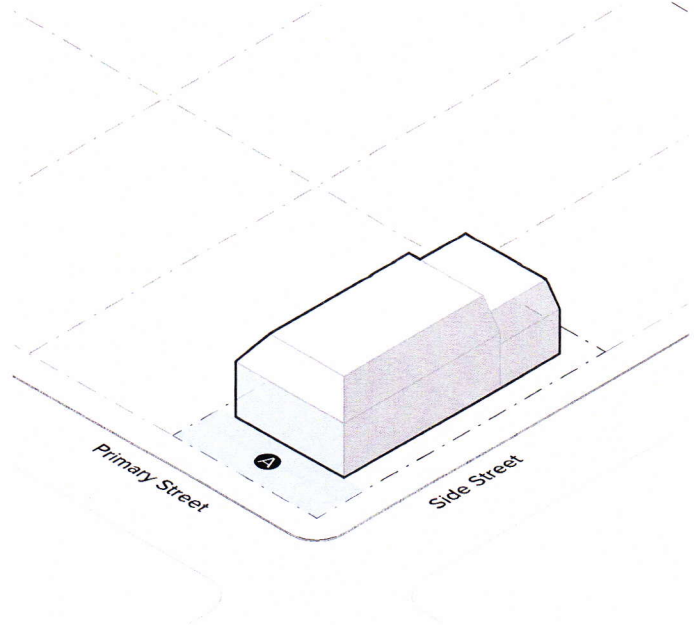
<b>F</b> Number of curb-cuts (max)	1
<b>G</b> Driveway width in setback (max)	10'

# R1-A Zone

## C. Bulk and Mass



## D. Activation



### Front Envelope: Building Height

<b>A</b> Front envelope depth, from primary street setback	varies
<b>B</b> Total height (max)	30'
<b>C</b> Front and side wall height (max), at setback line	20'
Height plane angle, starting above setback line	45°
Side wall plane at 2 stories (max)	45'

### Rear Envelope: Building Height

<b>D</b> Rear envelope depth, from rear setback	25'
<b>E</b> Total height (max)	24'
<b>F</b> Side wall height (max), at setback line	16'
Height plane angle, starting above setback line	45°

### Floor Area Ratio (max)

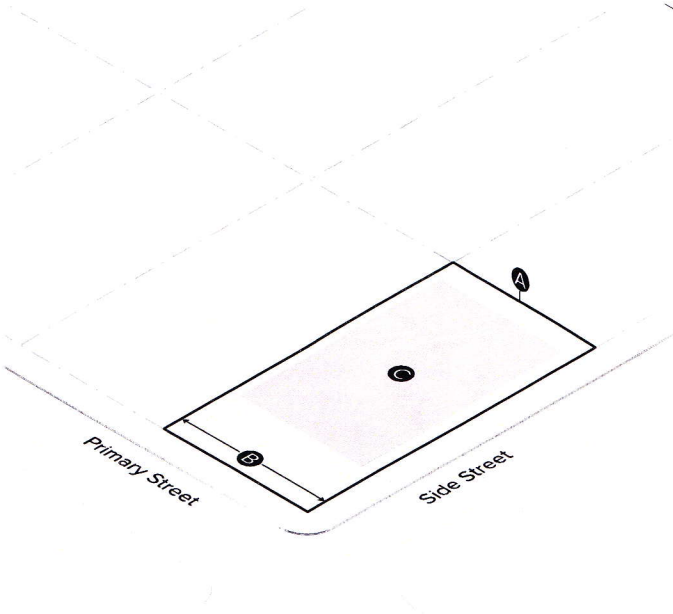
Up to 6,000 SF lot	0.65
6,001 to 7,000 SF lot	0.63
7,001 to 8,000 SF lot	0.61
8,001 to 9,000 SF lot	0.59
9,001 to 10,000 SF lot	0.57
Over 10,000 SF lot	0.55

### **A** Frontage Types

Under development	
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## Sec. 1.1.3. R1-B Zone

### A. Lot Criteria



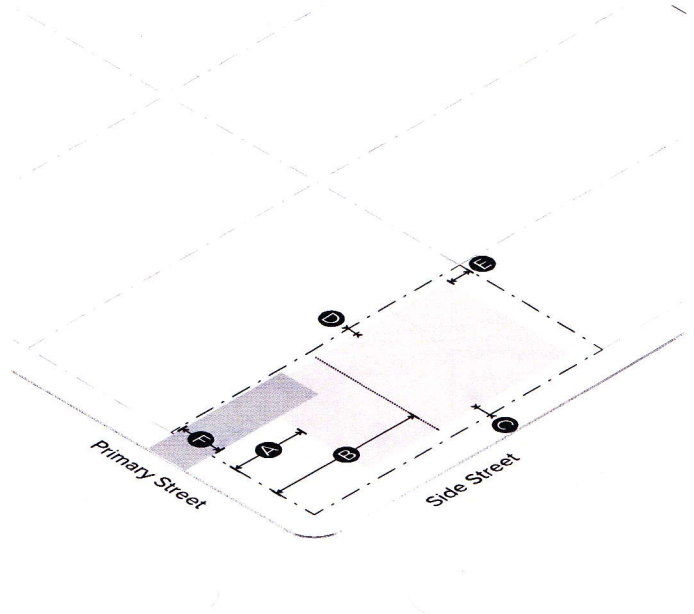
#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	5,000 SF
<b>B</b> Lot width for new lots (min)	50'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%

### B. Building Placement



#### Building/Structure Setbacks

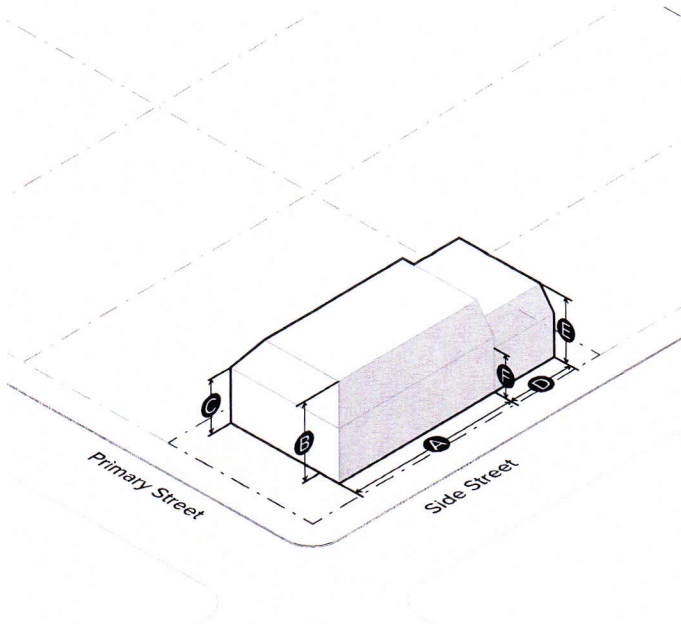
<b>A</b> Primary street: principal (min)	20' or prevailing setback, see Sec. 1.10.1.B.
<b>B</b> Primary street: accessory (min)	55'
Side, cumulative	20% of lot width
<b>C</b> Side street: corner lot (min)	5'
<b>C</b> Side street: reverse corner lot (min)	Prevailing setback, see Sec. 1.10.1.B.
<b>D</b> Side interior (min)	5'
<b>E</b> Rear (min)	10'
<b>E</b> Rear alley (min)	5'

#### Vehicle Access

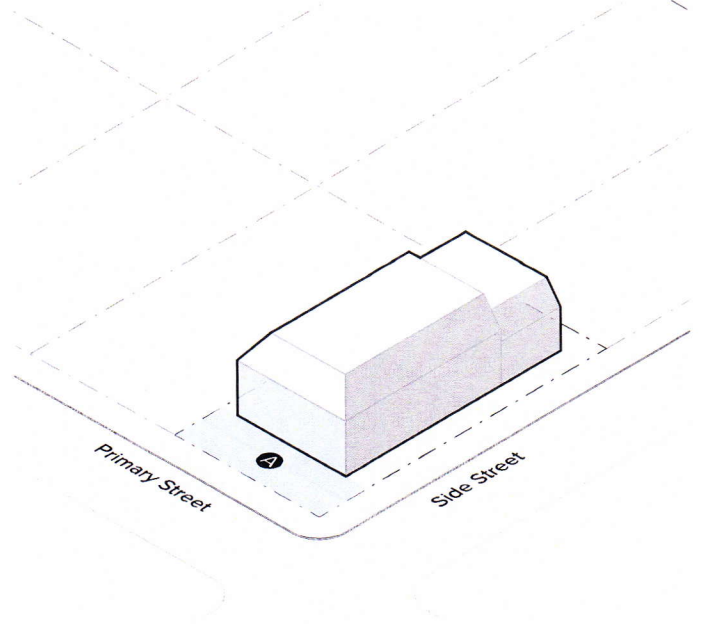
<b>F</b> Number of curb-cuts (max)	1
<b>G</b> Driveway width in setback (max)	10'

# R1-B Zone

## C. Bulk and Mass



## D. Activation



### Front Envelope: Building Height

<b>A</b> Front envelope depth, from primary street setback	varies
<b>B</b> Total height (max)	30'
<b>C</b> Front and side wall height (max), at setback line	20'
Height plane angle, starting above setback line	45°
Side wall plane at 2 stories (max)	45'

### Rear Envelope: Building Height

<b>D</b> Rear envelope depth, from rear setback	25'
<b>E</b> Total height (max)	24'
<b>F</b> Side wall height (max), at setback line	16'
Height plane angle, starting above setback line	45°

### Floor Area Ratio (max)

Up to 6,000 SF lot	0.55
6,001 to 7,000 SF lot	0.53
7,001 to 8,000 SF lot	0.51
8,001 to 9,000 SF lot	0.49
9,001 to 10,000 SF lot	0.47
Over 10,000 SF lot	0.45

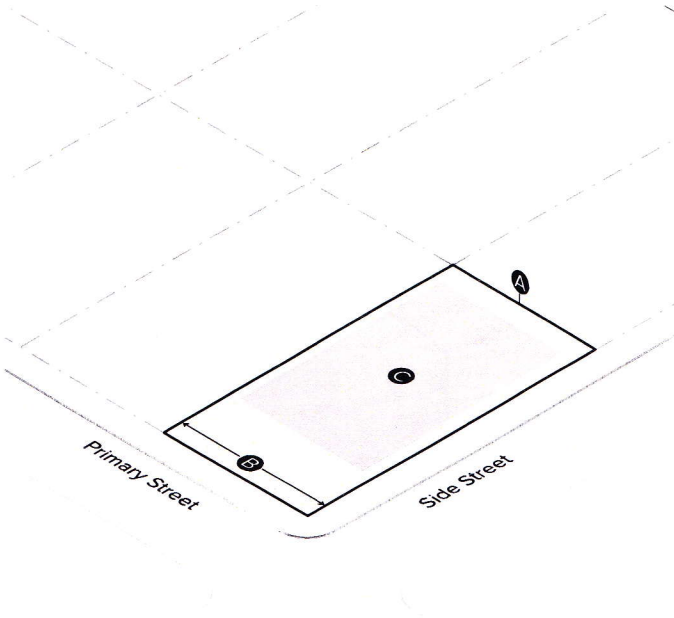
### **A** Frontage Types

Under development	
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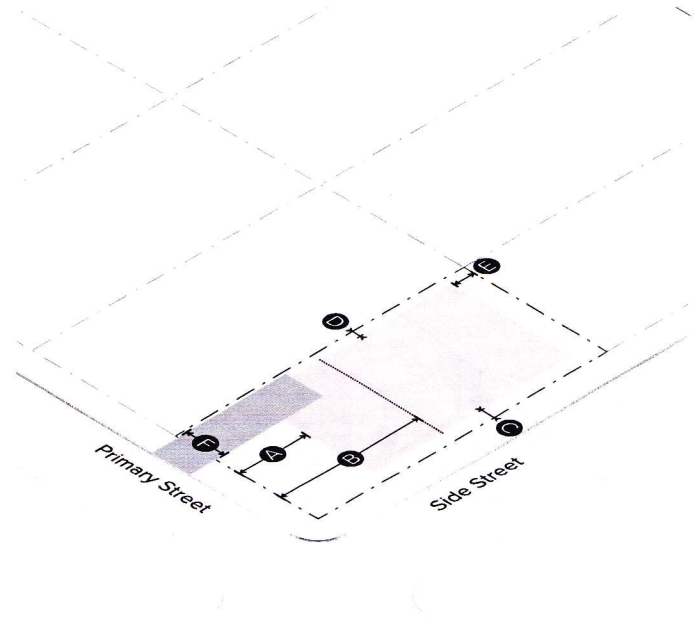


## Sec. 1.1.4. R1-C Zone

### A. Lot Criteria



### B. Building Placement



#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	5,000 SF
<b>B</b> Lot width for new lots (min)	50'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%

#### Building/Structure Setbacks

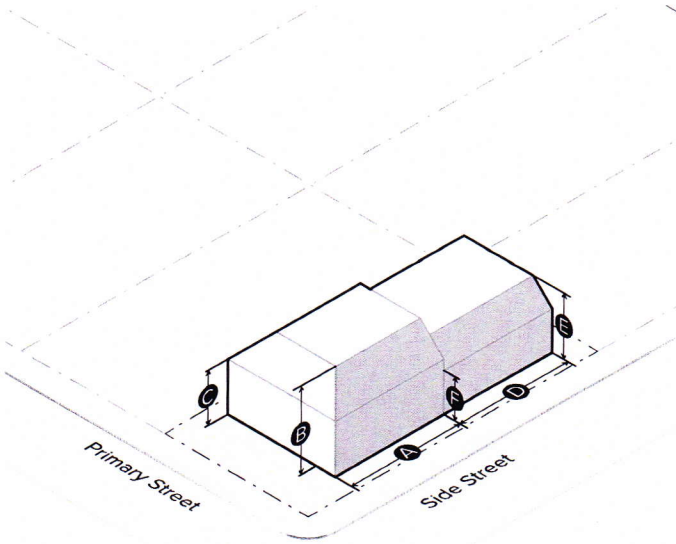
<b>A</b> Primary street: principal (min)	20' or prevailing setback, see Sec. 1.10.1.B.
<b>B</b> Primary street: accessory (min)	55'
Side, cumulative	20% of lot width
<b>C</b> Side street: corner lot (min)	5'
<b>C</b> Side street: reverse corner lot (min)	Prevailing setback, see Sec. 1.10.1.B.
<b>D</b> Side interior (min)	5'
<b>E</b> Rear (min)	10'
<b>E</b> Rear alley (min)	5'

#### Vehicle Access

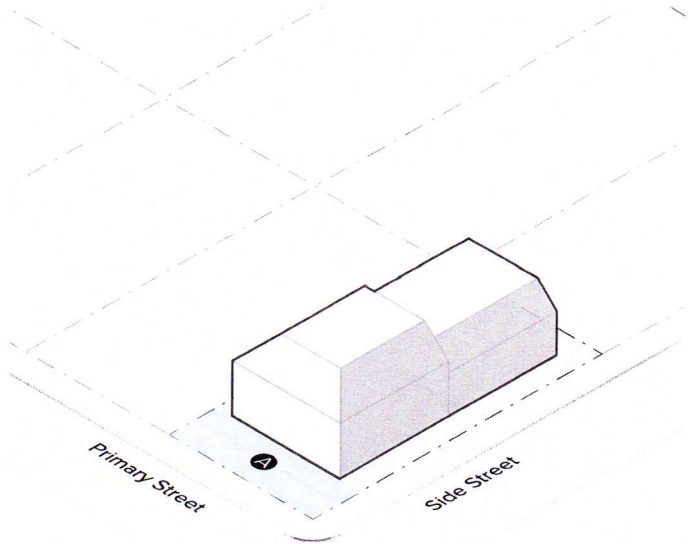
Number of curb-cuts (max)	1
<b>F</b> Driveway width in setback (max)	10'



C. Bulk and Mass



D. Activation



Front Envelope: Building Height

<b>A</b> Front envelope depth, from primary street setback	45'
<b>B</b> Total height (max)	30'
<b>C</b> Front and side wall height (max), at setback line	20'
Height plane angle, starting above setback line	45°
Side wall plane at 2 stories (max)	45'

Rear Envelope: Building Height

<b>D</b> Rear envelope depth, from rear setback	varies
<b>E</b> Total height (max)	24'
<b>F</b> Side wall height (max), at setback line	16'
Height plane angle, starting above setback line	45°

Floor Area Ratio (max)

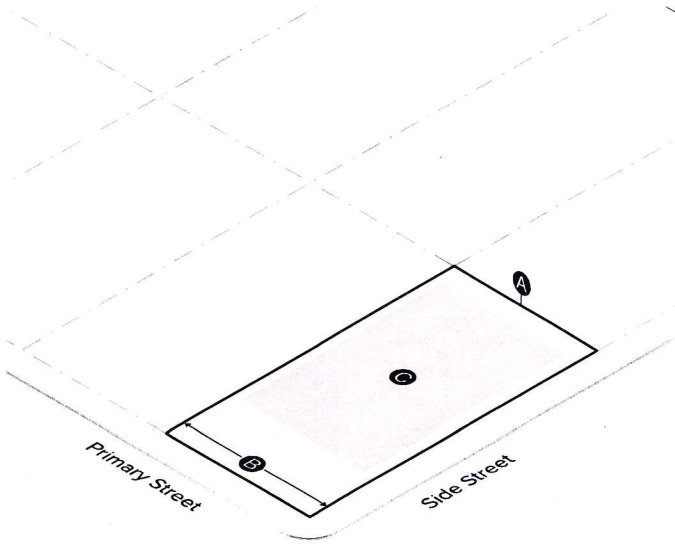
Up to 6,000 SF lot	0.45
6,001 to 7,000 SF lot	0.43
7,001 to 8,000 SF lot	0.41
8,001 to 9,000 SF lot	0.39
9,001 to 10,000 SF lot	0.37
Over 10,000 SF lot	0.35

**A** Frontage Types

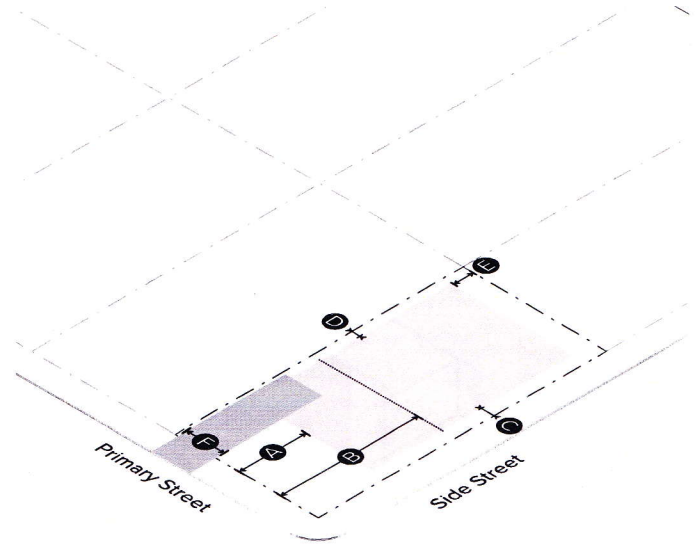
Under development

## Sec. 1.1.5. R1-D Zone

### A. Lot Criteria



### B. Building Placement



#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	5,000 SF
<b>B</b> Lot width for new lots (min)	50'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%

#### Building/Structure Setbacks

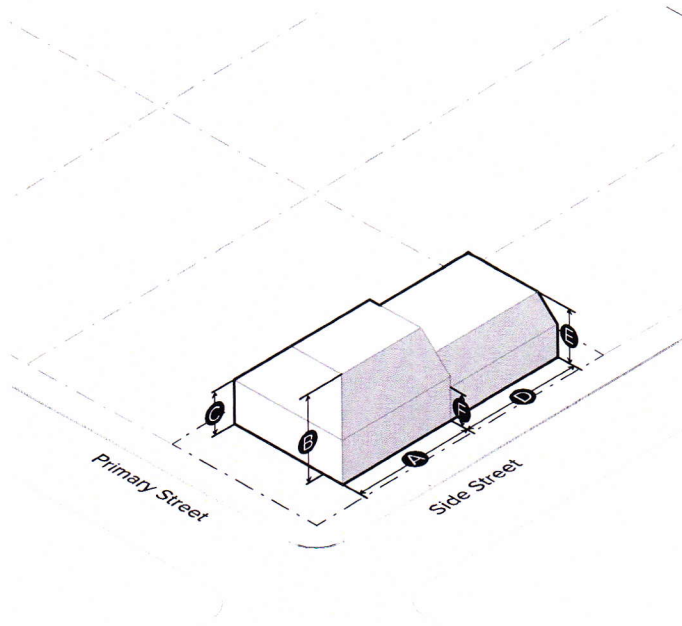
<b>A</b> Primary street: principal (min)	20' or prevailing setback, see Sec. 1.10.1.B.
<b>B</b> Primary street: accessory (min)	55'
Side, cumulative	20% of lot width
<b>C</b> Side street: corner lot (min)	5'
<b>C</b> Side street: reverse corner lot (min)	Prevailing setback, see Sec. 1.10.1.B.
<b>D</b> Side interior (min)	5'
<b>E</b> Rear (min)	10'
<b>E</b> Rear alley (min)	5'

#### Vehicle Access

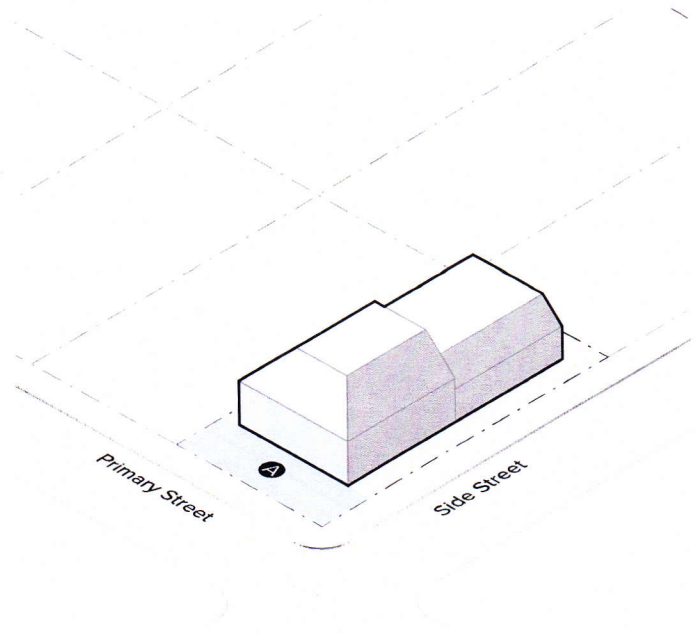
Number of curb-cuts (max)	1
<b>F</b> Driveway width in setback (max)	10'

# R1-D Zone

## C. Bulk and Mass



## D. Activation



### Front Envelope: Building Height

<b>A</b> Front envelope depth, from primary street setback	45'
<b>B</b> Total height (max)	28'
<b>C</b> Front and side wall height (max), at setback line	16'
Height plane angle, starting above setback line	45°
Side wall plane at 2 stories (max)	45'

### Rear Envelope: Building Height

<b>D</b> Rear envelope depth, from rear setback	varies
<b>E</b> Total height (max)	20'
<b>F</b> Side wall height (max), at setback line	12'
Height plane angle, starting above setback line	45°

### Floor Area Ratio (max)

Up to 6,000 SF lot	0.40
6,001 to 7,000 SF lot	0.38
7,001 to 8,000 SF lot	0.36
8,001 to 9,000 SF lot	0.34
9,001 to 10,000 SF lot	0.32
Over 10,000 SF lot	0.30

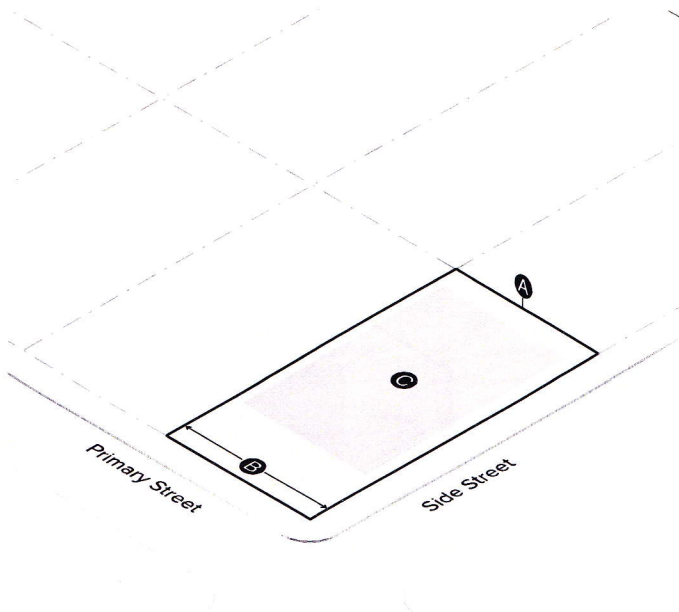
### **A** Frontage Types

Under development

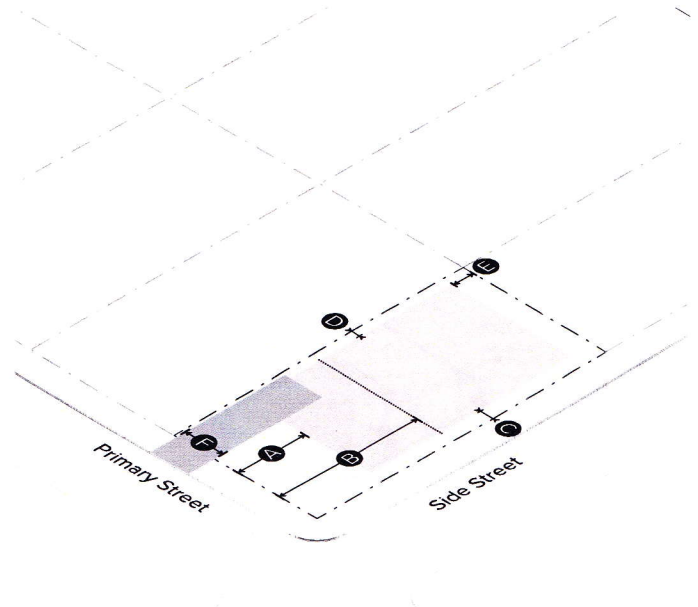


## Sec. 1.1.6. R1-E Zone

### A. Lot Criteria



### B. Building Placement



#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	5,000 SF
<b>B</b> Lot width for new lots (min)	50'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%

#### Building/Structure Setbacks

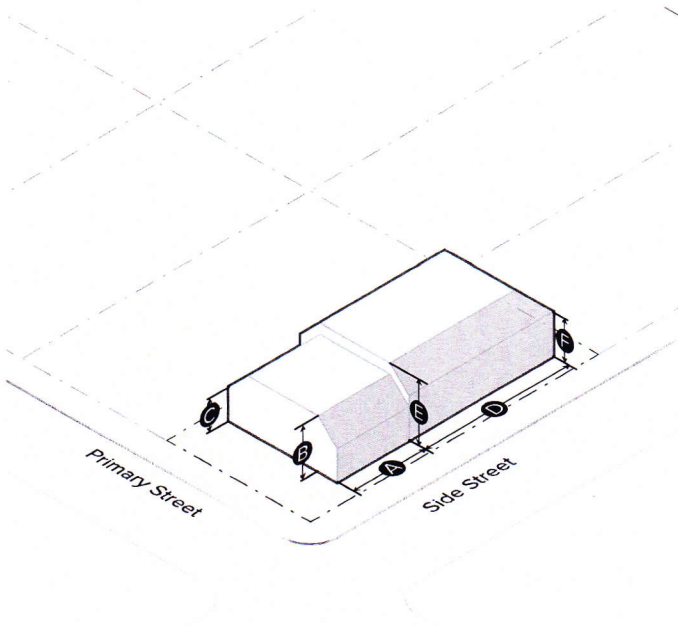
<b>A</b> Primary street: principal (min)	20' or prevailing setback, see Sec. 1.10.1.B.
<b>B</b> Primary street: accessory (min)	55'
Side, cumulative	20% of lot width
<b>C</b> Side street: corner lot (min)	5'
<b>C</b> Side street: reverse corner lot (min)	Prevailing setback, see Sec. 1.10.1.B.
<b>D</b> Side interior (min)	5'
<b>E</b> Rear (min)	10'
<b>E</b> Rear alley (min)	5'

#### Vehicle Access

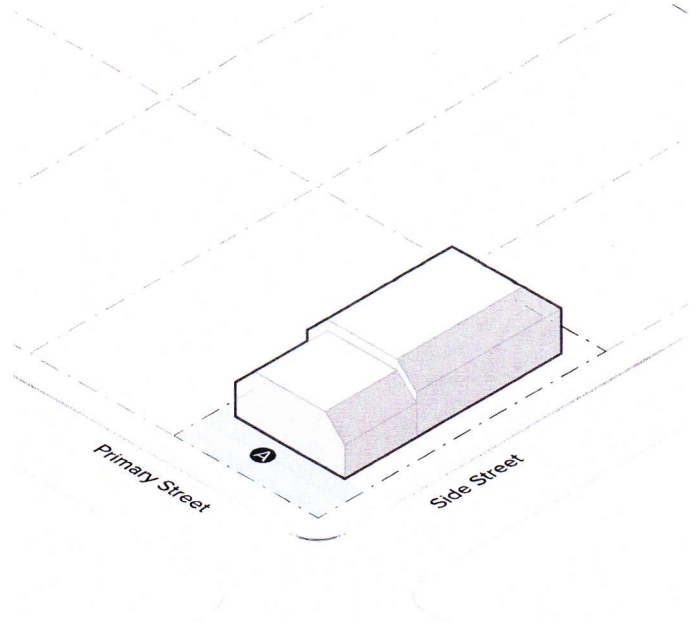
Number of curb-cuts (max)	1
<b>F</b> Driveway width in setback (max)	10'

# R1-E Zone

## C. Bulk and Mass



## D. Activation



### Front Envelope: Building Height

<b>A</b> Front envelope depth, from primary street setback	30'
<b>B</b> Total height (max)	20'
<b>C</b> Side wall height (max), at setback line	12'
Height plane angle, starting above setback line	45°

### Rear Envelope: Building Height

<b>D</b> Rear envelope depth, from rear setback	varies
<b>E</b> Total height (max)	28'
<b>F</b> Rear and side wall height (max), at setback line	16'
Height plane angle, starting above setback line	45°

### Floor Area Ratio (max)

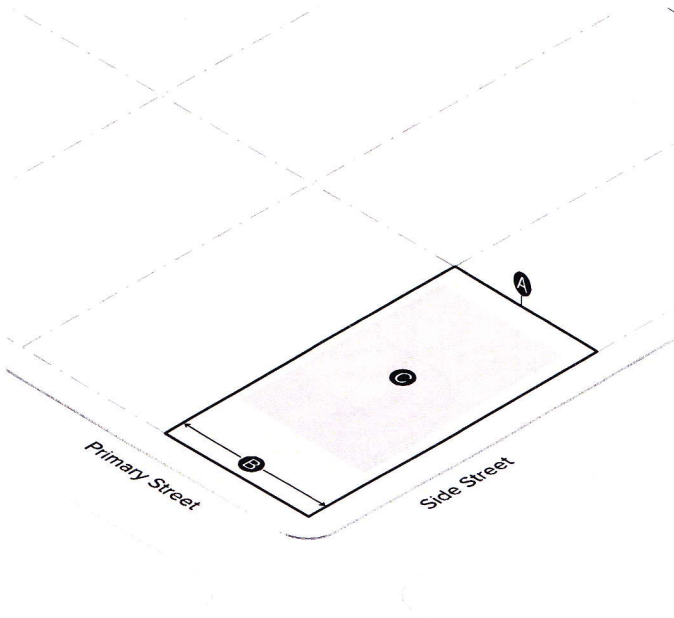
Up to 6,000 SF lot	0.45
6,001 to 7,000 SF lot	0.43
7,001 to 8,000 SF lot	0.41
8,001 to 9,000 SF lot	0.39
9,001 to 10,000 SF lot	0.37
Over 10,000 SF lot	0.35

### **A** Frontage Types

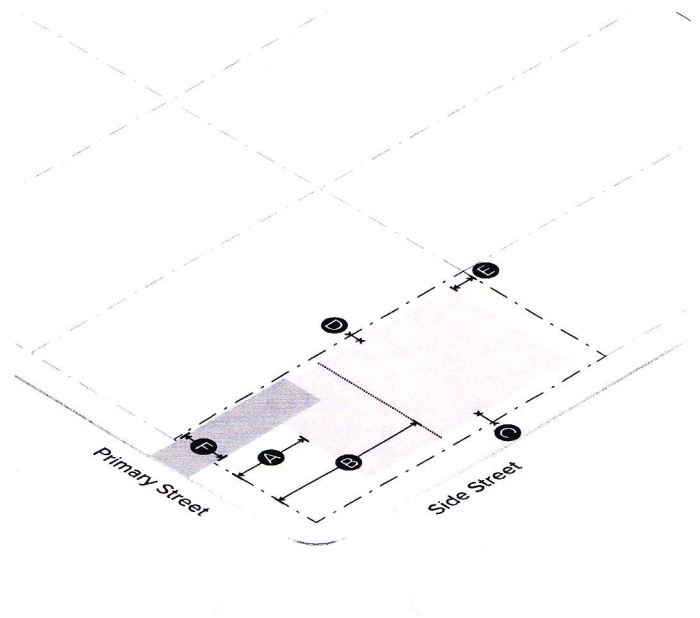
Under development

## Sec. 1.1.7. R1-F Zone

### A. Lot Criteria



### B. Building Placement



#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	5,000 SF
<b>B</b> Lot width for new lots (min)	50'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%

#### Building/Structure Setbacks

<b>A</b> Primary street: principal (min)	20' or prevailing setback, see Sec. 1.10.1.B.
<b>B</b> Primary street: accessory (min)	55'
Side, cumulative	20% of lot width
<b>C</b> Side street: corner lot (min)	5'
<b>C</b> Side street: reverse corner lot (min)	Prevailing setback, see Sec. 1.10.1.B.
<b>D</b> Side interior (min)	5'
<b>E</b> Rear (min)	10'
<b>E</b> Rear alley (min)	5'

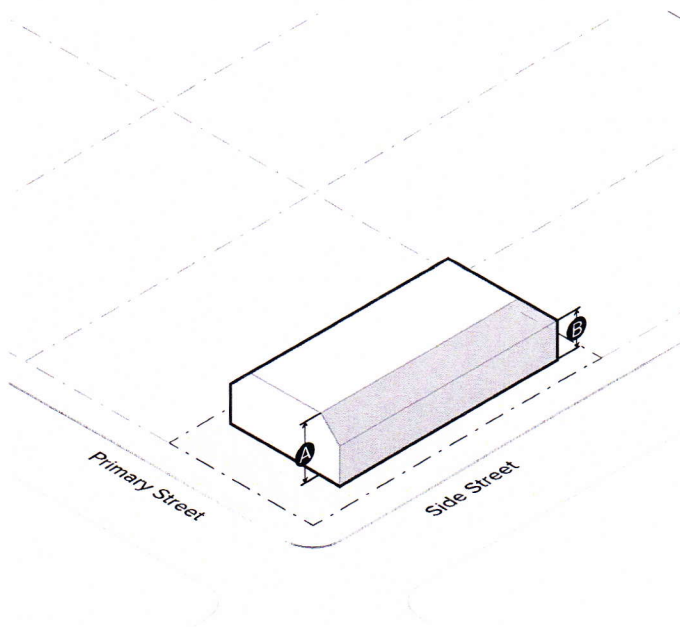
#### Vehicle Access

Number of curb-cuts (max)	1
<b>F</b> Driveway width in setback (max)	10'

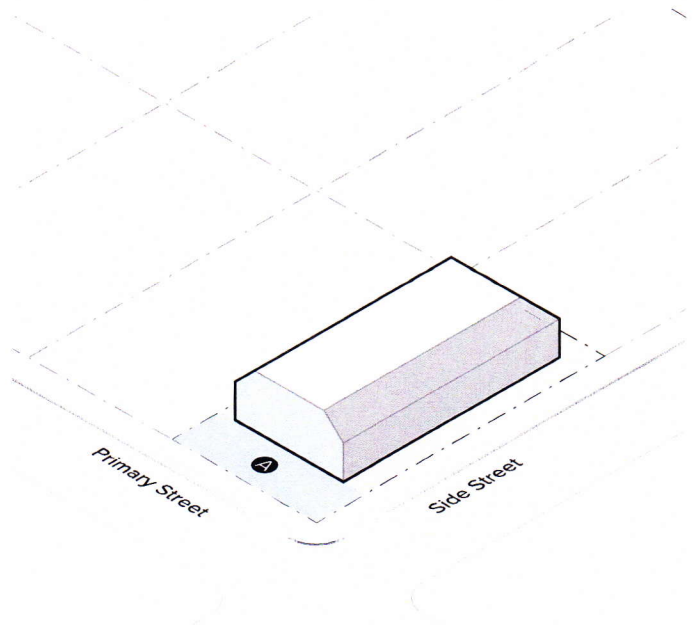


# R1-F Zone

C. Bulk and Mass



D. Activation



## Building Height

<b>A</b> Total height (max)	22'
<b>B</b> Rear and side wall height (max), at setback line	14'
Height plane angle, starting above setback line	45°

## Floor Area Ratio (max)

Up to 6,000 SF lot	0.35
6,001 to 7,000 SF lot	0.33
7,001 to 8,000 SF lot	0.31
8,001 to 9,000 SF lot	0.29
9,001 to 10,000 SF lot	0.27
Over 10,000 SF lot	0.25

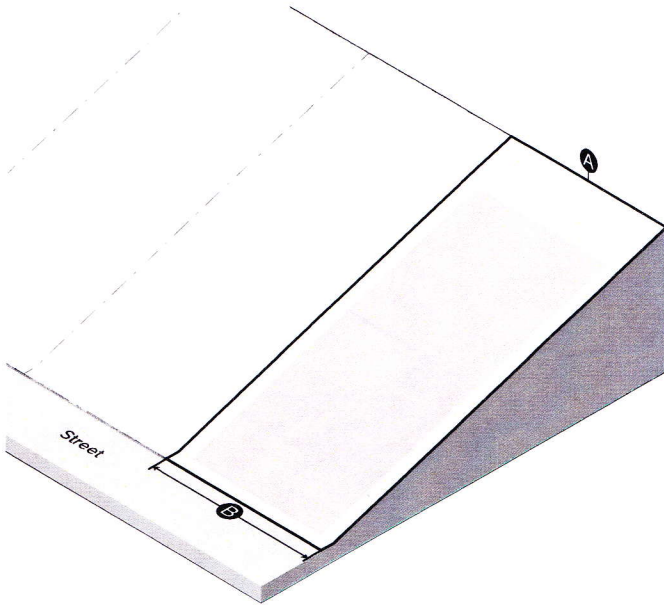
## **A** Frontage Types

Under development

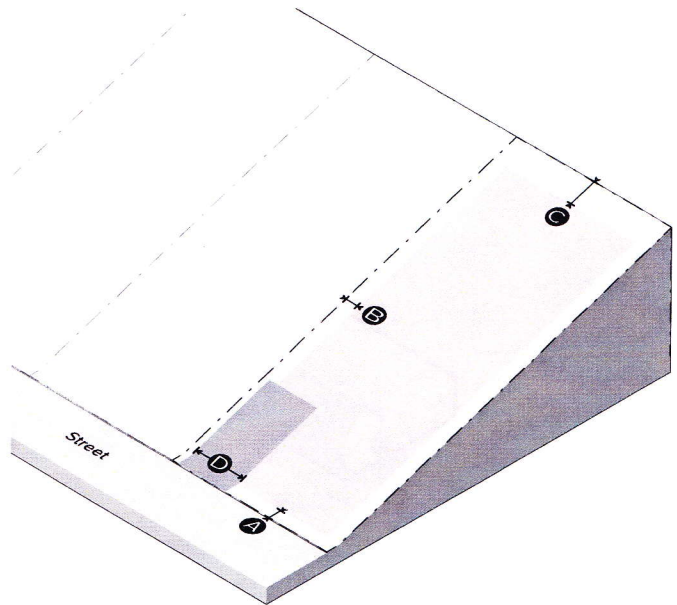
# Div. 1.2. Hillside Residential Zones

## Sec. 1.2.1. R1 Hillside Zone

### A. Lot Criteria



### B. Building Placement



#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	5,000 SF
<b>B</b> Lot width for new lots (min)	50'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 5,000 SF lot	45%
5,001 to 6,000 SF lot	43%
6,001 to 7,000 SF lot	41%
7,001 to 8,000 SF lot	39%
8,001 to 9,000 SF lot	37%
9,001 to 10,000 SF lot	35%
Over 10,000 SF lot	33%

#### Building/Structure Setbacks

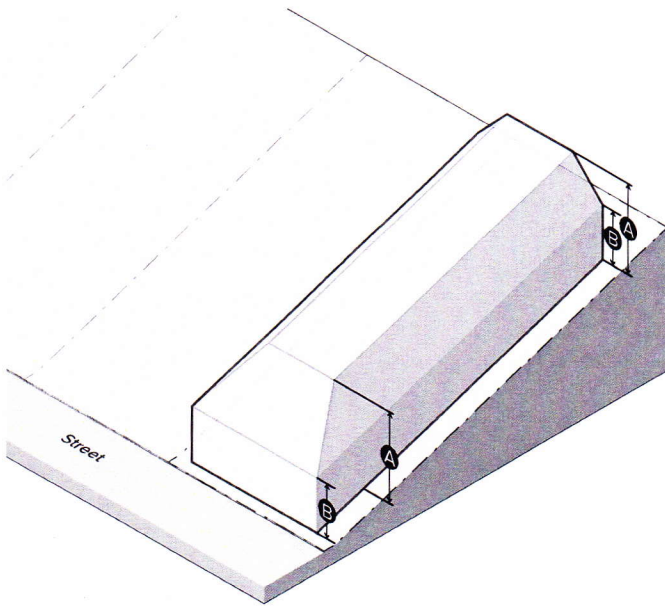
<b>A</b> Standard Hillside Limited Street (min)	20' or prevailing setback, see Sec. 1.10.1.B.
<b>A</b> Substandard Hillside Limited Street (min)	5'
Side, cumulative	18% of lot width
<b>B</b> Side interior (min)	5'
<b>C</b> Rear (min)	10'

#### Vehicle Access

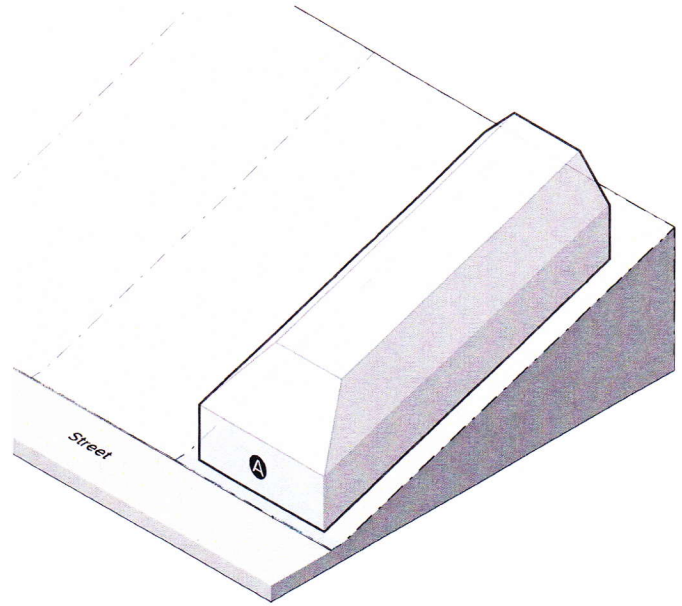
Number of curb-cuts (max)	1
<b>D</b> Driveway width in setback (max)	
Standard Hillside Limited Street	10'
Substandard Hillside Limited Street	20'

# R1 Hillside Zone

## C. Height and Mass



## D. Activation



### Building Height

<b>A</b> Total height (max)	33'
<b>B</b> Front and side wall height (max), at setback line	20'
Height plane angle, starting above setback line	45°
Side wall plane at 2 stories (max)	45'

### Floor Area Ratio (max)

0% to 14.99% slope	0.50
15% to 29.99% slope	0.45
30% to 44.99% slope	0.40
45% to 59.99% slope	0.35
60% to 99.99% slope	0.30
100% or more slope	0.00

### Guaranteed Minimum Residential Floor Area

Percentage of lot size	25%
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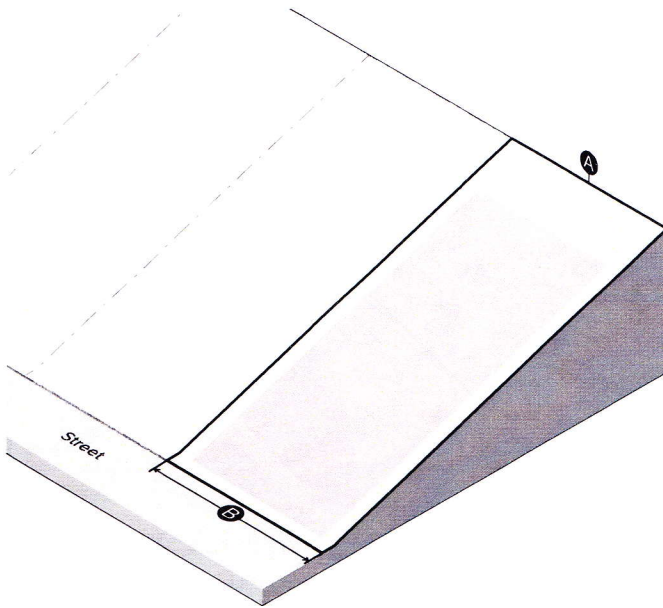
### **A** Frontage Types

Under development

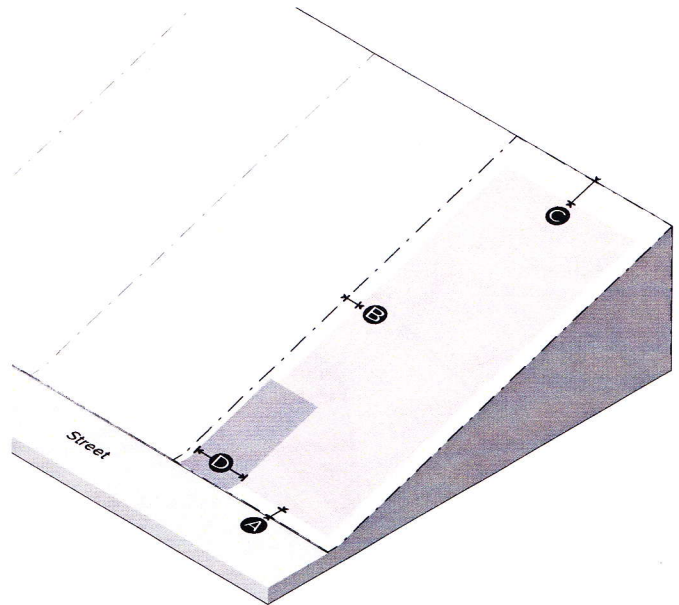


## Sec. 1.2.2. RE9 Hillside Zone

### A. Lot Criteria



### B. Building Placement



#### Lot Dimensions

<b>A</b> Lot area for new lots (min)	9,000 SF
<b>B</b> Lot width for new lots (min)	65'

#### Lot Parameters

<b>C</b> Building coverage (max)	
Up to 5,000 SF lot	45%
5,001 to 6,000 SF lot	43%
6,001 to 7,000 SF lot	41%
7,001 to 8,000 SF lot	39%
8,001 to 9,000 SF lot	37%
9,001 to 10,000 SF lot	35%
Over 10,000 SF lot	33%

#### Building/Structure Setbacks

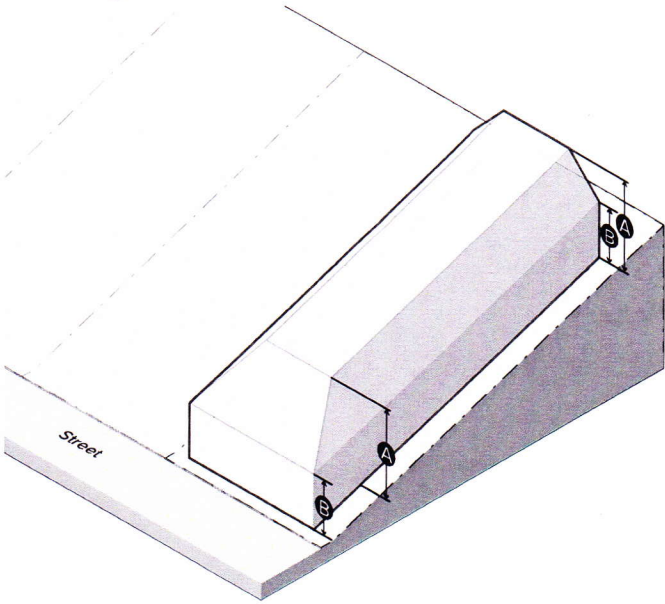
<b>A</b> Standard Hillside Limited Street (min)	25' or prevailing setback
<b>A</b> Substandard Hillside Limited Street (min)	Prevailing setback, not less than 5'
Side, cumulative	20% of lot width
<b>B</b> Side interior (min)	5'
<b>C</b> Rear (min)	10'

#### Vehicle Access

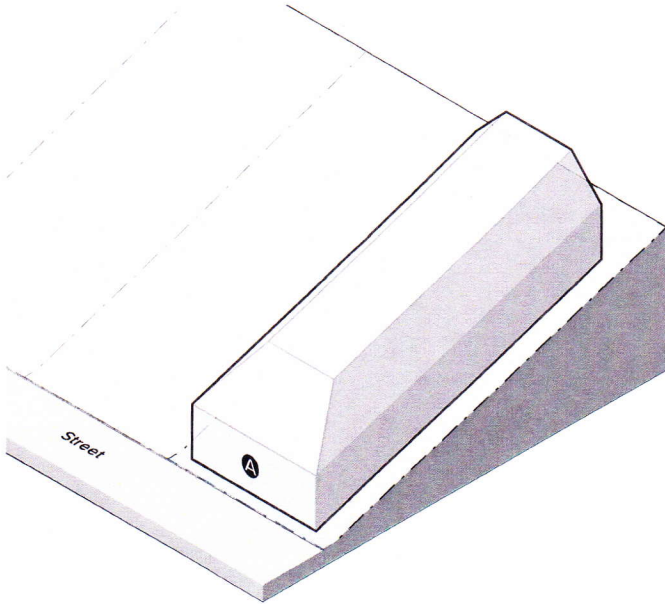
Number of curb-cuts (max)	2
Distance between driveways (min)	40'
<b>D</b> Driveway width in setback (max)	
Standard Hillside Limited Street	10'
Substandard Hillside Limited Street	20'

# RE9 Hillside Zone

C. Height and Mass



D. Activation



Building Height	
<b>A</b> Total height (max)	33'
<b>B</b> Front and side wall height (max), at setback line	20'
Height plane angle, starting above setback line	45°
Side wall plane at 2 stories (max)	45'
Floor Area Ratio (max)	
0% to 14.99% slope	0.40
15% to 29.99% slope	0.35
30% to 44.99% slope	0.30
45% to 59.99% slope	0.25
60% to 99.99% slope	0.20
100% or more slope	0.00
Guaranteed Minimum Residential Floor Area	
Percentage of lot size	20%

<b>A</b> Frontage Types	
Under development	

