

17.16.070 Lot requirements.

The map designations R-1-5, R-1-7.5 and R-1-10 create separate single-family residential zoning classifications as though separately listed in Section [17.12.010](#). Lot requirements for the zoning classifications designated on the zoning map shall be as follows:

REQUIRED MINIMUMS								
Zone	Lot Area	Lot Width	Lot Depth	Front⁽³⁾ Yard	Side Yard	Street⁽³⁾ Side Yard	Rear Yard	Maximum Lot Coverage⁽⁵⁾
R-1-5	5,000 sq. ft.	50'	70'	5'(1) 7 1/2'(2)	5'(1) 7 1/2'(2)	5'(1) 7 1/2'(2)	5'(1) 7 1/2'(2)	35%(4)
R-1.7.5	7,500 sq. ft.	70'	80'	same as above				35%(4)
R-1-10	10,000 sq. ft.	80'	80'	same as above				35%(4)

(1) For one (1) story structures

(2) For structures more than one (1) story

(3) On corner lots, the clear-vision area requirement of sections 4.060 and 4.070 shall apply. The front and street side yards shall be increased to a minimum of 20 feet in front of a garage/carport and/or driveway entrance to a garage/carport

(4) For existing lots between 3,000 sq. ft. to 4,000 sq. ft., maximum lot coverage shall be 40%.

For existing lots less than 3,000 sq. ft., maximum lot coverage shall be 50%.

(5) Includes accessory buildings (garages and outbuildings).