



General Residential Guidelines

Development Standards	R-1	M-R
Land Use Description:	Single- Family Residential	Two (2) family or more or Apartments
Maximum Height	2.0 stories or 30ft (whichever is less) Source: AMC 9-2.2805 (e)	2.0 stories or 35ft (whichever is less) Source: AMC 9-2.2904 (a)(3)
Density		Divide: 1,800sf per unit/ total lot size Source: AMC 9-2.2904 (a)(2)
Maximum Height for accessory structure	(1) story or seventeen (17) feet in height, whichever is the lowest. ADU: 16ft (detached), 18ft (detached, within ½ mile from public transit, 25ft (attached or max. zoned height limit for the main dwelling, whichever is less) Source: AMC 9-2.2805 (e)	(1) story or seventeen (17) feet in height, whichever is the lowest. ADU: 16ft (detached), 18ft (detached, within ½ mile from public transit, 25ft (attached or max. zoned height limit for the main dwelling, whichever is less) Source: AMC 9-2.2805 (e)
Allowable ADU	One 800 SF ADU (max.) and one JADU (built within main dwelling (refer to ADU ordinance for more detail)	Up to two 1000 SF ADU's (max.) and one JADU (built within main dwelling) (refer to ADU ordinance for more detail)
Setbacks for Dwellings	Front Yard: 20ft Min. Side: 5ft min. Or 10% of lot width but not less than ft. Side Corner lot: 10ft min. Rear: 5ft min. Source: AMC 9-2.2805 (c)(1-3)	Front Yard: 15ft Min. Side: 5ft min. Or 10% of lot width but not less than 3ft. Side Corner lot: 10ft min. Rear: 5ft min. Source: AMC 9-2.2904 (c)(1-3)
Maximum Building Lot Coverage	50% Source: AMC 9-2.2805 (f)	50% Source: AMC 9-2.2904 (e)
Distance Between dwellings:	6ft from the primary structure Source: AMC 9-2.2805 (c)(3)	6ft from the primary structure Source: AMC 9-2.2805 (c)(3)
Outdoor Living Space	Minimum of nine percent (9%) of lot area Source: AMC 9-2.2805 (i)	Apartments: 200 SF/ unit (up to 12 units) 100 SF/ unit (after 12+ units) Condominiums: 400 SF/ unit Source: AMC 9-2.2904 (h)(1-2)
Front Yard Area Landscaping Requirements	40 % (area within the first 20ft) Source: AMC 9-2.2904 (g)(1-2)	All front yard shall be landscaped, except for driveways and walkways to the entrance Source: Article 15 Landscaping

Roof Slope	3:12 min. roof pitch Source: AMC 9-2.2805(m)(1)(i)	
Maximum Fence, Wall and Hedges Heights	Front and corner lot: 42" (forty-two) inches/ 3.5 ft max. Side: 6'ft max beyond the first 20 ft setback Rear: 6'ft max Interior: 6ft max beyond the first 20 ft Setback Source: AMC 9-2.1401 (b)	Front and corner lot: 42" (forty-two) inches/ 3.5 ft max. Side: 6'ft max beyond the first 20 ft setback Rear: 6'ft max Interior: 6ft max beyond the first 20 ft Setback Source: AMC 9-2.1401 (b)
Trash Containers		New development or modification <ul style="list-style-type: none"> • Three (3) or fewer units • Four (4) to seven (7) units (add req.) • 8+ units (downspout Req.) (refer to AMC for additional criteria) Source: AMC 9-2.2904 (j)(1-3)
Minimum Parking	Refer to table below Source: AMC 9-2.1103 (e)	Refer to table below Source: AMC 9-2.1103 (e)

Principally Permitted Single-Family Residential Uses in the Single-Family Residential (R-1) Zone

Required Off-Street Parking Spaces

No. of Bedrooms	Width of Lot		
	50 Feet or Greater	More than 25 Feet—Less than 50 Feet	25 Feet or Less
1	2 Enclosed ¹	2 Enclosed	1 Enclosed
2	2 Enclosed	2 Enclosed	1 Enclosed + 1 Paved ²
3	2 Enclosed + 1 Paved	2 Enclosed + 1 Paved	1 Enclosed + 1 Paved
4 (New Residence)	3 Enclosed + 1 Paved	2 Enclosed + 2 Paved	2 Enclosed + 1 Paved
4 (Addition or Expansion) ³	2 Enclosed + 2 Paved	2 Enclosed + 2 Paved	2 Enclosed + 1 Paved
5 ⁴	3 Enclosed + 2 Paved	3 Enclosed + 2 Paved	2 Enclosed + 2 Paved
6 ⁴	3 Enclosed + 3 Paved	3 Enclosed + 3 Paved (Minimum)	2 Enclosed + 2 Paved (Minimum)
7 ⁴	4 Enclosed + 3 Paved	3 Enclosed + 3 Paved (Minimum)	2 Enclosed + 2 Paved (Minimum)
8 ⁴	4 Enclosed + 4 Paved	3 Enclosed + 3 Paved (Minimum)	2 Enclosed + 2 Paved (Minimum)