

Single Family Zoning Standards: A-1, A-2, E-1, E-2, E-3, & R-1 Zones (SBMC §28.15 Excerpt)

STANDARDS	REQUIREMENTS	
	<ul style="list-style-type: none"> - Exception for lots less than 6,000 s.f. with an average slope less than 20%: The Open Yard may be provided in multiple areas as long as each area is at least 20' x 20' minimum dimension (400 s.f.). Up to 850 s.f. of the Open Yard may be provided in the remaining front yard (it may not include the front setback in the PRIMARY front yard). c. May include any combination of ground level areas such as patios, ground floor decks, pathways, landscaped areas, natural areas, flat areas or hillsides as long as the overall size and dimensions of the open yard area meet the requirements; d. May include decks, patios, terraces, or similar improvements where the maximum height of the improvement above existing or finished grade is no greater than 3 feet; e. May not include any surface designed for use by motor vehicles or trailers; f. May include interior and rear setbacks; and g. Per SBMC §28.87.062.C, an attached or detached structure such as a gazebo, trellis, spa, patio cover, canopy, or similar structure unenclosed in any way may encroach up to 20%. <p>2. Additional Rules for Sloped Open Yard. If the average slope of the Open Yard area is greater than 20%, the lot shall contain one flat area which meets the following:</p> <ul style="list-style-type: none"> a. Minimum size of 160 s.f.; b. At least 10' minimum in perpendicular dimensions; c. Maximum slope of 2%; d. It may overlap with the required 1,250 s.f. Open Yard; and e. It may be located on grade, or on a deck or patio (the deck or patio may be no greater than 3 feet in height if also within the 1,250 s.f. Open Yard). 	
<p>Maximum Net Floor Area¹ – Floor to Lot Area Ratio (FAR)</p>	<p>See SBMC §28.15.083 for applicability.</p> <p>The Maximum Net Floor Area applies to projects that meet the following:</p> <ol style="list-style-type: none"> 1. Located within a single family zone; 2. Less than 15,000 square feet of net lot area; and 3. Lot is developed, or proposed to be developed, with buildings that are either taller than one story, or taller than seventeen feet (17') in height. 	
	NET LOT AREA	MAXIMUM NET FLOOR AREA
	<p align="center">Less than 4,000 s.f. 4,000 s.f. to 9,999 s.f. 10,000 s.f. to 14,999 s.f. 15,000 s.f. to 19,999 s.f. >20,000 s.f.</p>	<p align="center">2,200 s.f. 1,200 s.f. + (0.25 x net lot area) 2,500 s.f. + (0.125 x net lot area) 4,180 s.f. + (0.013 x net lot area) 4,430 s.f. + (0.013 x net lot area)</p>

¹ For lots greater than 15,000 square feet (net), the Maximum Net Floor Area requirements are **guidelines** as stated in the Single Family Residence Design Guidelines.

Single Family Zoning Standards: A-1, A-2, E-1, E-2, E-3, & R-1 Zones (SBMC §28.15 Excerpt)

STANDARDS	REQUIREMENTS
<p>Maximum Net Floor Area – Precluded Development</p>	<p>No application for a building permit may be approved for any project that will (1) result in an increase of the net floor area; (2) change the location of any floor area on the second or higher story of any building; or (3) increase the height of any portion of a building on the lot to a building height of 17 feet or higher, if either of the following applies:</p> <ol style="list-style-type: none"> 1. Exceeds the “Maximum Net Floor Area” for the lot; or 2. Exceeds 85% of the “Maximum Net Floor Area” for the lot and any of the following: <ol style="list-style-type: none"> a. The average slope of the lot or the building site is 30% or greater; or b. The building height of any new or existing building or structure on the lot exceeds 25’; or c. The lot is located in the Hillside Design District and 500 or more cubic yards of grading is proposed outside the footprint of the main building.
<p>Required Off-street Parking Spaces</p>	<p>Two (2) covered spaces (either in a garage or carport) - See SBMC §28.90.100.G.1. (Also see SBMC §28.87.160.D for maximum covered parking allowed.)</p> <ol style="list-style-type: none"> 1. Exception for lots developed with less than 85% of the maximum FAR: One (1) covered space and one (1) uncovered space. If the following conditions are met: <ol style="list-style-type: none"> a. Uncovered space shall not be located in any front yard; b. If new pavement is proposed for the uncovered space and the site has an appropriate slope for permeable paving, then the new pavement shall be permeable; and c. For lots with less than 15,000 square feet of net lot area, the <u>required</u>, uncovered parking space may encroach three feet into a required interior yard if a landscape buffer is provided between the uncovered space and the adjacent interior lot line. <p>Note: The three-foot encroachment cannot be used to provide additional uncovered (guest) parking.</p> 2. Exception for lots developed with less than 80% of the maximum FAR: Two (2) uncovered spaces. If the following conditions are met: <ol style="list-style-type: none"> a. The uncovered spaces shall not be located in any front yard; b. The uncovered spaces shall be screened from public view; c. If new pavement is proposed for any of the uncovered spaces and the site has an appropriate slope for permeable paving, then the new pavement shall be permeable; d. At least 150 square feet of storage space with exterior access shall be provided on the lot; e. The location of the parking and the design of the screening shall be reviewed and approved by the Single Family Design Board or Historic Landmarks Commission, as applicable; and f. For lots with less than 15,000 square feet of net lot area, the <u>required</u>, uncovered parking spaces may encroach three feet into a required interior yard if a landscape buffer is provided between the uncovered space and the adjacent interior lot line. <p>Note: The three-foot encroachment cannot be used to provide additional uncovered (guest) parking.</p>

LOT AREA AND FRONTAGE REQUIREMENTS

GENERAL PLAN DENSITY: Newly created lots in subdivisions must also conform to the General Plan density. Please refer to the General Plan Land Use Map, and consult with Planning Staff for more information.

ZONING ORDINANCE DENSITY:

Lot Area for Newly Created Lots⁺

A-1 ⁺⁺	43,560 square feet
A-2	25,000 square feet
E-1.....	15,000 square feet
E-2.....	10,000 square feet
E-3.....	7,500 square feet
R-1	6,000 square feet

Lot Frontage for Newly Created Lots

A-1 ⁺⁺	100 feet
A-2	100 feet
E-1	90 feet
E-2.....	75 feet
E-3	60 feet
R-1.....	60 feet

***SLOPE DENSITY:** With the exception of those parcels having frontage on the Pacific Ocean, the minimum lot areas specified above shall be increased as follows:

AVERAGE SLOPE OF ENTIRE PARCEL	INCREASE IN MINIMUM LOT SIZE
0.000-9.999%	No increase in minimum lot size
10.000-20.000%	1.5 times minimum lot size
20.001-30.000%	2 times minimum lot size
30+%	3 times minimum lot size

⁺⁺A-1 ZONE: If the zone designation A-1 is preceded by a number, such as 2-A-1, 5-A-1, 10-A-1, etc., the minimum lot area, in acres, shall be equal to the preceding number, and the minimum frontage on a public street shall be equal to 100 feet times the preceding number, except that street frontage in excess of 300 feet shall not be required for any lot.

Every lot hereafter created in an A-1 Zone, or in an A-1 Zone preceded by a number, shall have an average width which is not less than the number of feet of public street frontage required nor less than one-third (1/3) the depth of the lot.