

(2) **Dimensional Standards**

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 2-3: R1 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	20,000 square feet (0.459 acres) [1]
B	Lot width	100 feet [1]
Building Setbacks (Minimum)		
C	Front	15 feet
D	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall. <i>25 ft. or equal to setback of primary structure, whichever is greater.</i>
E	Side	First floor: 8 feet [1] Each story above the ground floor: 10 feet [1]
F	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	40%
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

Notes:

[1] See Section 20.04.110 (Incentives) for alternative standards.

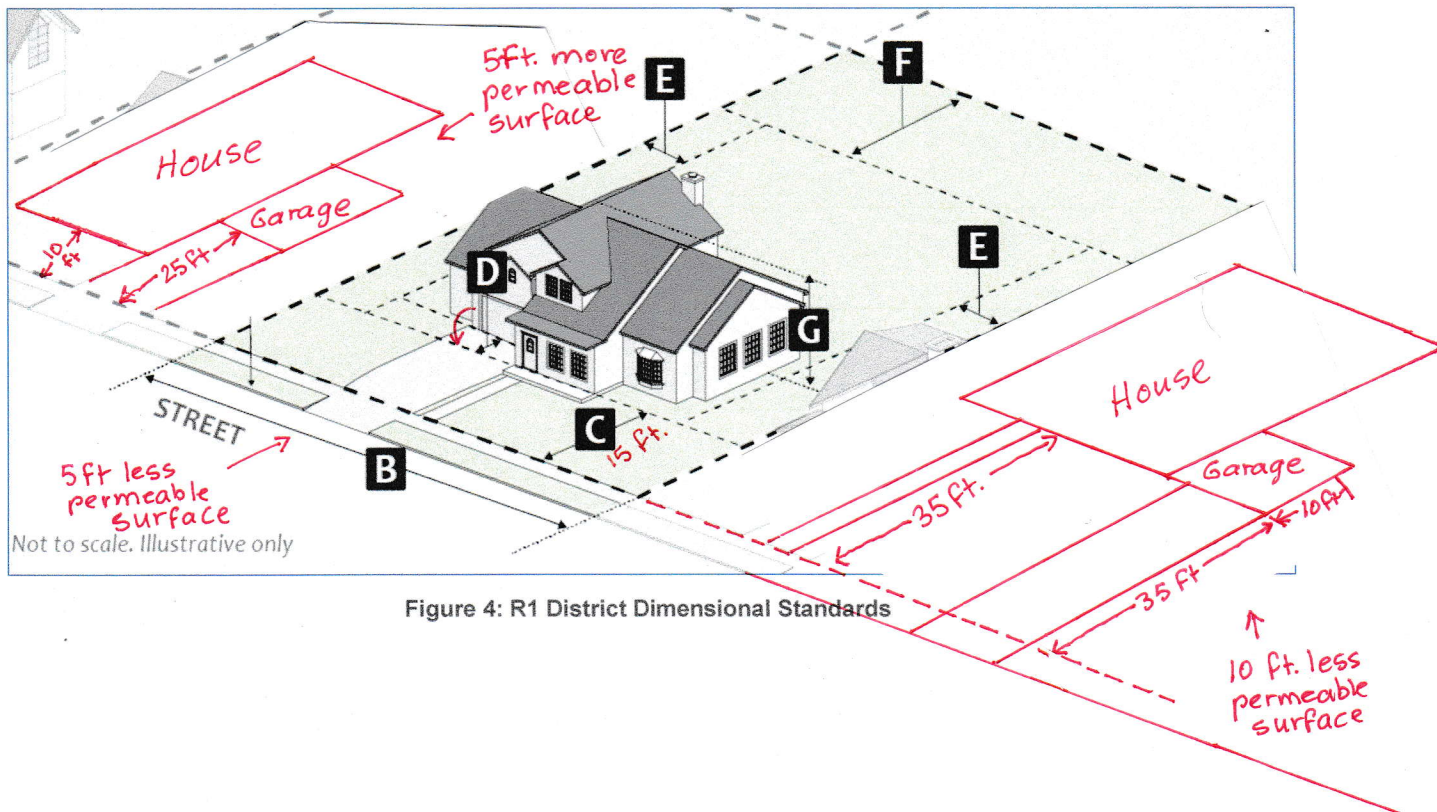


Figure 4: R1 District Dimensional Standards