

DEVELOPMENT CODE STANDARDS IN PLANNED ZONING DISTRICTS (NON-COASTAL)

Zoning District	Density Requirements (dwelling units per acres)	Maximum Height		Development Standards	Applicable Code Sections
		Main	Detached		
RSP (Residential, Single-family Planned District)	0.05 = 1 unit/20 acres 0.10 = 1 unit/10 acres 0.20 = 1 unit/5 acres 0.25 = 1 unit/4 acres 0.5 = 1 unit/2 acres 1.0 = 1 unit/acre 2.0 = 2 units/acre 2.0 = 1 unit/2 acres 10 = 1 unit/10 acres 30 = 1 unit/30 acres 60 = 1 unit/60 acres 1 unit per 1,450 square feet of lot area	30 feet	15 feet	Determined by site constraints and implemented through discretionary review (Master Plan/Development Plan and/or Design Review/Use Permit)	Chapters 22.10, 22.16 and 22.44
RMP (Residential, Multiple-family Planned District)					
RMPC (Residential/Commercial Multiple Planned District)					
ARP (Agricultural, Residential Planned District)					
CP (Planned Commercial District)					
OP (Planned Office District)	Determined by site constraints and implemented through discretionary review (Master Plan/Development Plan and/or Design Review/Use Permit)			Chapters 22.12, 22.16 and 22.44	
IP (Industrial Planned District)					
RCR (Resort and Commercial Recreation District)					
RF (Floating Home Marina District)	10 vessels per acre maximum density	16 feet	Not applicable	Refer to Section 22.32.075.B	Chapters 22.10, 22.32 and 22.46
RX (Residential, Mobile Home Park District)	Refer to Section 22.32.110 and Chapters 22.10, 22.16 and 22.44				

DEVELOPMENT CODE STANDARDS IN CONVENTIONAL ZONING DISTRICTS (NON-COASTAL)

Zoning District	Minimum Lot Area	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
R-1 (Residential, Single-Family)	7,500 ft ²	25	6	10	20% of lot depth/25 ft maximum	30	15	30%
R-2 (Residential, Two-Family)								
R-A (Residential, Agricultural)								
R-R (Residential, Restricted)								
R-E (Residential, Estate)								
A-2 (Agriculture, Limited)	2 acres							
A (Agriculture and Conservation)	3 acres to 60 acres	See Table 2-2 in Section 22.08.040 for minimum setbacks						5%
C-1 (Retail Business)	7,500 ft ² (Refer to Section 22.32.150)	0	6 feet adjacent to residential district, none otherwise	Not applicable	12 feet adjacent to residential district, none otherwise	30	15	Refer to CWP Land Use Designation and Section 22.32.150
H-1 (Limited Roadside Business)		30						
A-P (Administrative and Professional)		25	6 feet for 1-story bldg	10 ft for multi-story bldg or on street side	20			

When combined with a B district, the development standards listed below will supersede the standards listed above.

Zoning District	Minimum Lot Area (square feet)	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio
		Front	Side	Corner Side	Rear	Main Bldg.*	Detached Structure	
B-1	6,000	25	5	10	20% of Lot Depth/ 25 maximum	30	15	30% (unless specified otherwise by the CWP and/or Community Plan)
B-2	10,000	25	10	10				
B-3	20,000	30	15	10				
B-4	1 acre		20	20				
B-5	2 acres							
B-6	3 acres							