

# DEVELOPMENT STANDARDS COMPARISON TABLE: R1 vs. R2 vs. SB 9-R1

	R1	R2	SB 9 R1
Minimum Parcel Size	R1-A: 10,000 sq. ft.	5,000 sq. ft.	60/40 split; No less than 1,200 sq. ft.
	R1-B: 6,000 sq. ft.		
	R1-C: 5,000 sq. ft.		
Maximum FAR	R1-A: $0.4(10,000) + 0.2(\text{parcel} - 10,000)^{**}$	0.60	Maximum permitted by underlying zoning district plus 800 sq. ft. for SB 9 unit and 800 sq. ft. for ADU
	R1-B & R1-C: $0.5(6,000) + 0.2(\text{parcel} - 6,000)^{**}$	Central & North Central: 0.50 parcels less than 7,500 sq. ft. and 0.60 for parcels greater than 7,500 sq. ft.	
Front Setback	R1-A: 25 ft.	15 ft.	Silent*
	R1-B and R1-C: 15 ft.		
Front Setback – Private Roads and Easements	50 ft. from centerline of private road or access easement	50 ft. from centerline of private road or access easement	Silent*
Side Setback – Interior Side	R1-A (SM Park): 10 ft. for lots 75 ft. wide or larger; 7 ft. for lots less than 75 ft. wide.	5 ft.	4 ft.
	R1-A: 7 ft.		
	R1-B & R1-C: 5 ft.		
Corner Side Setback – Street Side Yard	R1-A (SM Park): Additions – 15% lot width; Min: 10 ft., Max: 25 ft. New residences – 25 ft. for lots 75 ft. wide or greater	Ground Floor: 15% lot width, Min: 7.5 ft., Max: 15 ft. Upper Floors: 10 ft.	4 ft.
	R1-A Ground Floor: 15% lot width; Min 7.5 ft., Max: 25 ft. Upper Floors: 10 ft.		
	R1-B & R1-C: Ground Floor: 15% lot width, Min: 7.5 ft., Max: 15 ft. Upper Floors: 10 ft.		
Rear Setback	Ground Floor: 15 ft. Upper Floors: 25 ft.	Ground Floor: 15 ft. Upper Floors: 25 ft.	4 ft.

Garage Setback	R1-A (SM Park): 50 ft when garage faces street; Or 25 ft. when doors do not face street.	20 ft.	Silent*
	R1-B and R1-C: 20 ft.		
Height	24 ft. Plate 32 ft. Peak	24 ft. Plate 32 ft. Peak	16 ft. minimum
Daylight Plane	12 ft./45 Degrees	12 ft./45 Degrees	Silent*
Parking	Under 3,000 sq. ft.: 2-car garage 3,000 - 3,749 sq. ft.: 2- garage plus 1 uncovered 3,750+sq. ft.: Same as above plus 1 space for ea. 750 sq. ft***.	Studio: 1.3 Resident; 0.2 Visitor 1 Bedroom: 1.6 Resident; 0.2 Visitor 2 Bedroom: 1.8 Resident; 0.2 Visitor 3+Bedroom (or over 1,400 sq. ft.): 2.0 Resident; 0.2 Visitor	1 space per unit maximum; No parking required within 0.5 mi of major transit corridor or major transit stop
Parcel Width	R1-A: 75 ft.	30 ft.	Silent*
	R1-B: 60 ft.		
	R1-C: 50 ft.		
Width at Street Frontage	30 ft.	30 ft.	Silent*
Paving Limits (Front and Side Yards)	Driveways: 1-car garage, Max 17 ft. wide or 40% frontage 2-garage, Max 20 ft wide Pedestrian walkways limited to 5 ft. wide	Driveways: 1-car garage, Max 17 ft. wide or 40% frontage 2-garage, Max 20 ft wide Pedestrian walkways limited to 5 ft. wide	Silent*
Unit Maximum	3 (1 main, 1 ADU, 1 JADU)	2-4 units	2-4 units****

\*Opportunity to defer to underlying zoning district; cannot preclude 16 ft. tall 800 sq. ft. unit with 4 ft. setbacks or a 60/40 urban lot split.

\*\*Max 6,000 sq. ft. FAR limit regardless of parcel size

\*\*\*Calculation excludes garages, covered patios, uninhabitable structures. May not be located within required front/side yards

\*\*\*\*Urban lot split project are limited to two dwelling units. Local jurisdiction can increase to four units.