18.04.190 Residential Districts Intensity and Dimensional Standards. All development in residential districts shall be subject to the intensity and dimensional standards set forth in the following table. These standards may be further limited or modified by other applicable Sections of this code and the Development Standards.

Zoning Districts	Site Development Standards								
						Minimum Setbacks (Feet)			
	Minimum Lot Area (Acres or Sq Ft)	Maximum Density	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height * (Feet)	Front	Side	Street Side	Rear
SF5A (1)	5 AC	1 per 5 AC parcel	200 (8)	N/A	40	100	50	50	50
SF2A (1)	2 AC	1 per 2 AC parcel	200 (8)	N/A	32	50	20	20	30
SF1A (1)	1 AC	1 per 1 AC	120 (8)	360 (6)	32	30	15	20	30
SF21 (1)	21,000 SF	1 per 21,000 SF parcel	80 (8)	240 (6)	26	20	10	15	20
SF12 (1)	12,000 SF	1 per 12,000 SF parcel	70 (8)	210 (6)	26	20	10	15	20
SF6 (1)	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/6,500 SF corner parcel	60 (8)	180 (6) (120 cul-de-sac)	26	20	5	10	10(2)
MH6 (1)	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel	60 (8)	180 (6)	26	20	5	10	10(2)
MH12 (1)	12,000 SF	1 per 12,000 SF parcel	70 (8)	210 (6)	26	20	10	15	20
MH1A (1)	1 AC	1 per acre	120 (8)	360 (6)	32	30	15	20	30
MFD	6,000 SF	1 or 2 per 6,000 SF parcel	60 (8)	150	26	20	5(3)	10	10(2)
MFA (7)	6,000 SF	29-36 1,200 SF of land area/1 bedroom units or studios and/or 1,500 SF of land area/2 bedroom or more units	60 (8)	150	45	10(9)	10(3,4,7)	10(10)	20(4)
MHP	1 AC	N/A	N/A	N/A	N/A	10(5)	10(5)	10(5)	10(5)
RO (1)	6000 SF	7.26	60 (8)	150	35	10(9)	10 (3)	10(10)	20

Additional Requirements or Allowances:

* Additional height allowed in all residential use districts, after approval by special use permit
(1) Only one main building or home is allowed per one parcel.
(2) All portions of a structure exceeding 20 feet in height must be a minimum of 20 feet from the rear property line.
(3) Side setback may be waived if two adjacent structures are connected by a parapet firewall.
(4) For each story above one story, add 10 feet if adjacent to a Single Family district.
(5) Park perimeter only; see Division 10 of the Development Standards for interior space/setback requirements.
(6) Maximum lot depth is three times the minimum lot width except as necessary to meet minimum parcel size.
(7) See Development Standards Division 1.17 for open space requirements and additional standards. Side setback: 10 feet for external property boundaries and minimum 10 feet between residential structures for internal setbacks.
(8) 54 feet minimum lot width on cul-de-sac.
(9) An additional 10 feet is required for each story above two stories.
(10) An additional 5 feet is required for each story above two stories.