

Chapter 18.290
SINGLE DETACHED HOUSES

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18.290.010 Purpose

Single detached house development is intended to provide a desired housing type for individual households. It is one piece of a diverse housing strategy and integrates well with other housing types of similar scale. (Ord. 18-28 §1; Ord. 18-23 §2)

18.290.020 Applicability

The standards of this chapter apply to single detached houses in residential zones and to primary dwelling units on lots with accessory dwelling units. (Ord. 18-23 §2)

18.290.030 Development Standards

Development standards for single detached houses are provided in Table 18.290.1.

Table 18.290.1							
Development Standards for Single Detached Houses							
Standard	R-1	R-2	R-3.5	R-4.5	R-7	R-12	MUC-1
Minimum Lot Size	30,000 sq ft	20,000 sq ft	10,000 sq ft	7,500 sq ft	5,000 sq ft	3,050 sq ft	0 sq ft
Minimum Lot Width	100 ft	100 ft	65 ft	50 ft	50 ft	0 ft	0 ft
Minimum Setbacks							
- <i>Front</i>	30 ft	30 ft	20 ft	20 ft	15 ft	15 ft	0 ft [1]
- <i>Street side</i>	20 ft	20 ft	20 ft	15 ft	10 ft	10 ft	0 ft [1]
- <i>Side</i>	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	0 ft
- <i>Rear</i>	25 ft	25 ft	15 ft	15 ft	15 ft	15 ft	0 ft
- <i>Garage</i> [2]	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Maximum Height	30 ft	30 ft	30 ft	30 ft	35 ft	35 ft	70 ft
Maximum Lot Coverage	None	None	None	None	80%	80%	90%
Minimum Landscape Area [3]	None	None	None	None	20%	20%	10%
Minimum Density	80% of maximum density						25 units per acre
Maximum Density	Calculated using the method provided in 18.40.140						50 units per acre
Minimum Parking	1 off-street vehicle parking space per house [4]						

- [1] The maximum front and street side setback is 20 feet.
- [2] The minimum garage setback applies to garages and carports. The minimum setback may be reduced to 0 feet where vehicle access is taken from an alley.
- [3] The minimum landscape area must be planted to the L-1 standard. Landscaping standards are provided in Chapter 18.420, Landscaping and Screening. Single detached house development is exempt from the general provisions of Section 18.420.030.
- [4] The minimum parking standard may be met with an on-street parking credit. On-street parking credit standards are provided in Section 18.410.090.

(Ord. 18-28 §1; Ord. 18-23 §2)

18.290.040 Design Standards

A. Entrances. The main entrance to a single detached house must meet the following standards:

- 1. The entrance must be set back no further than 8 feet from the widest street-facing wall; and
- 2. The entrance must be offset no more than 45 degrees from a line parallel to the front lot line. If the front lot is curved, the offset is measured from a line tangent to the midpoint of the front lot line.

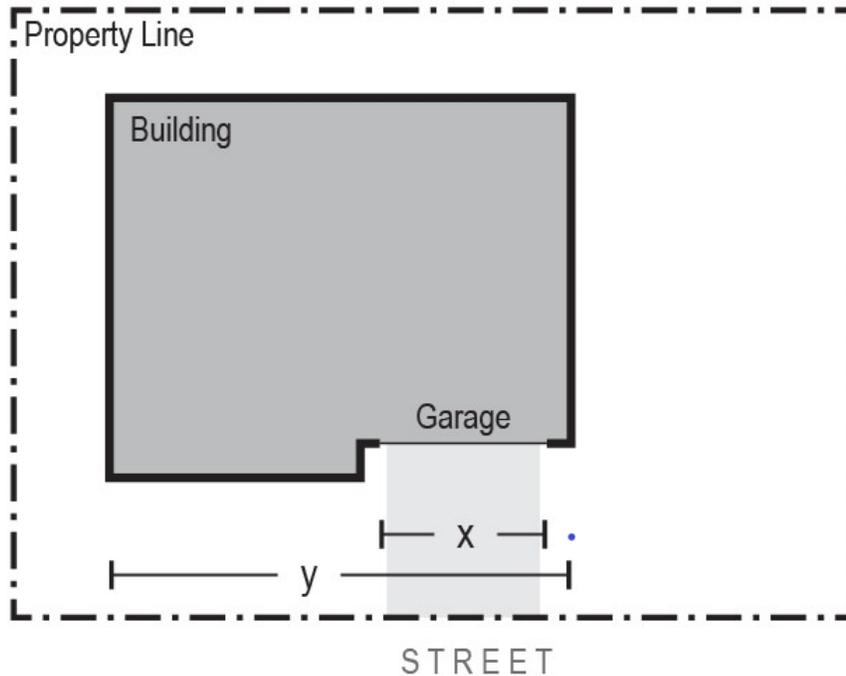
B. Windows. A minimum of 12 percent of the area of all street-facing facades, excluding alley-facing facades, must include windows or doors. Door area is the portion of a door that moves and does not include the frame. Garage doors designed for vehicle access may not be used to meet this standard.

- 1. Windows in a garage door may be used to meet this standard.
- 2. A maximum of 2 percent of the required window area may be frosted glass.

C. Attached garages and carports. An attached garage or carport must meet the following standards, except where vehicle access is taken from an alley.

- 1. A garage door or carport entrance designed for vehicle access must be the same distance or a greater distance from the street property line as the widest street-facing wall along the same street frontage, except as follows:
 - a. A garage door or carport entrance may extend up to 5 feet in front of the widest street-facing wall if there is a covered front porch and the garage door or carport entrance does not extend beyond the front of the porch.
 - b. A garage door or carport entrance may extend up to 5 feet in front of the widest street-facing wall where the garage or carport is part of a 2-story building and there is a window on the second story above the garage or carport that faces the street with a minimum area of 12 square feet.
- 2. The total maximum width of all garage doors or carport entrances is 12 feet or 50 percent of the total width of the street-facing facade, whichever is greater. The width of a garage door is measured from inside the garage door frame. Where more than one garage door is proposed, the width of each garage door is measured separately. See Figure 18.290.1.

**Figure 18.290.1
Garage Door Width**



X: Width of garage door
Y: Width of street-facing façade

3. The total maximum width of all garage doors or carport entrances may be increased to 60 percent of the total width of the street-facing façade provided that a minimum of 7 detailed design elements from the list below are included on the street-facing façade with the garage door or carport entrance.
 - a. Covered porch: a minimum depth of 5 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
 - b. Recessed entrance area: A minimum depth of 2 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
 - c. Wall offset: a minimum offset of 16 inches from one exterior wall surface to the other.
 - d. Dormer: a minimum width of 4 feet that is integrated into the roof form.
 - e. Roof eave: a minimum projection of 12 inches from the intersection of the roof and the building walls.
 - f. Roof offset: a minimum offset of 2 feet from the top surface of one roof to the top surface of the other.
 - g. Roof shingles: tile or fire-resistant roofing material.
 - h. Roof design: gable roof, hip roof, or gambrel roof design.

- i. Roof pitch: a roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.
- j. Horizontal lap siding: a minimum visible lap width of 3 to 7 inches once installed. The siding material must be wood, fiber-cement, or vinyl to meet this standard.
- k. Accent siding: brick, cedar shingles, stucco, or other accent material that covers a minimum of 40 percent of the facade.
- l. Window trim: a minimum width of 2.5 inches and a minimum depth of 5/8 inches around all windows.
- m. Window recess: a minimum depth of 3 inches, as measured horizontally from the face of the building wall, for all windows except where a bay window is proposed that meets the standard in Subparagraph 18.290.040.C.3.n.
- n. Window projection (e.g., bay window): a minimum depth of 2 feet, as measured horizontally from the face of the building wall, and a minimum width of 5 feet.
- o. Balcony: a minimum depth of 3 feet and a minimum width of 5 feet that is accessible from an interior room. (Ord. 18-28 §1)

18.290.050 Accessory Structures

Accessory structures are allowed on all lots with single detached houses subject to the following standards:

- A. The maximum size of accessory structures is 528 square feet on lots less than 2.5 acres and 1,000 square feet on lots 2.5 acres or larger;
- B. The maximum height of accessory structures is 15 feet;
- C. Accessory structures may not cause the lot to exceed the maximum lot coverage allowed in the base zone;
- D. Accessory structures are prohibited in the required front setback; and
- E. Accessory structures may be located in the required side, street side, or rear setback provided they are a minimum of 5 feet from the side, street side, and rear property lines, except for garages and carports, which are subject to specific setback standards for the side of the structure designed for vehicle access. (Ord. 18-28 §1; Ord. 18-23 §2) ■