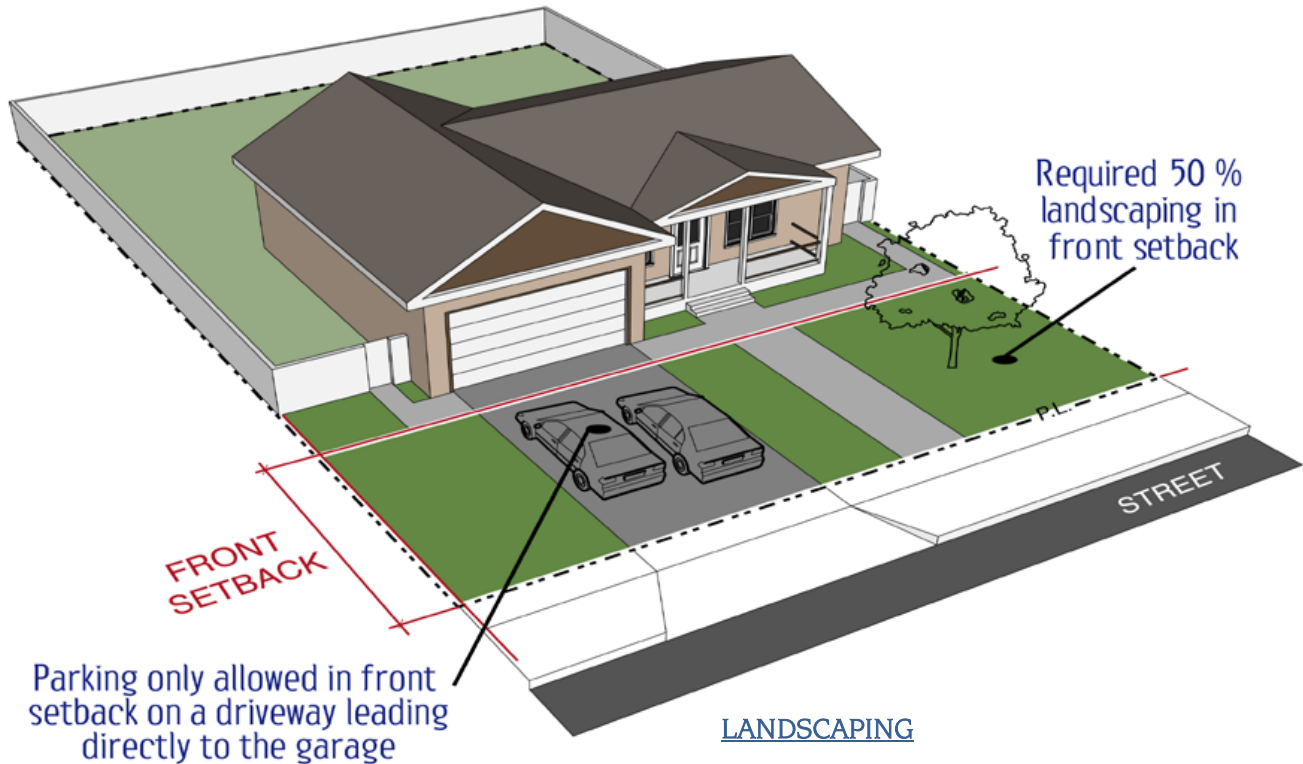




RS-2 Development Standards

Planning Services Division



Parking only allowed in front setback on a driveway leading directly to the garage

LANDSCAPING

Live landscaping must cover at least 50% of the required front 25 foot setback. Bark chips, mulch, gravel, pavers and stones do not count as landscaping. Synthetic turf may cover up to 100% of the front setback.

FENCES AND WALLS

Within Required Front 25 Foot Setback		
Max. Height	3'	No barbed wire or chain link
Within Required Side, Rear, or Interior Setbacks		
Max. Height	6'	- 8', if up against non-residential use or alley - Maximum 8' if next to an arterial highway or scenic expressway - No barbed wire. No chain link, if visible to public right-of-way other than alley

MAXIMUM LOT COVERAGE *"Total Building Area"*

40% *Lot Area"*

Rear Yard Lot Coverage: 35% (Reference back page)

MAXIMUM HEIGHT

35 feet/ 2-1/2 stories

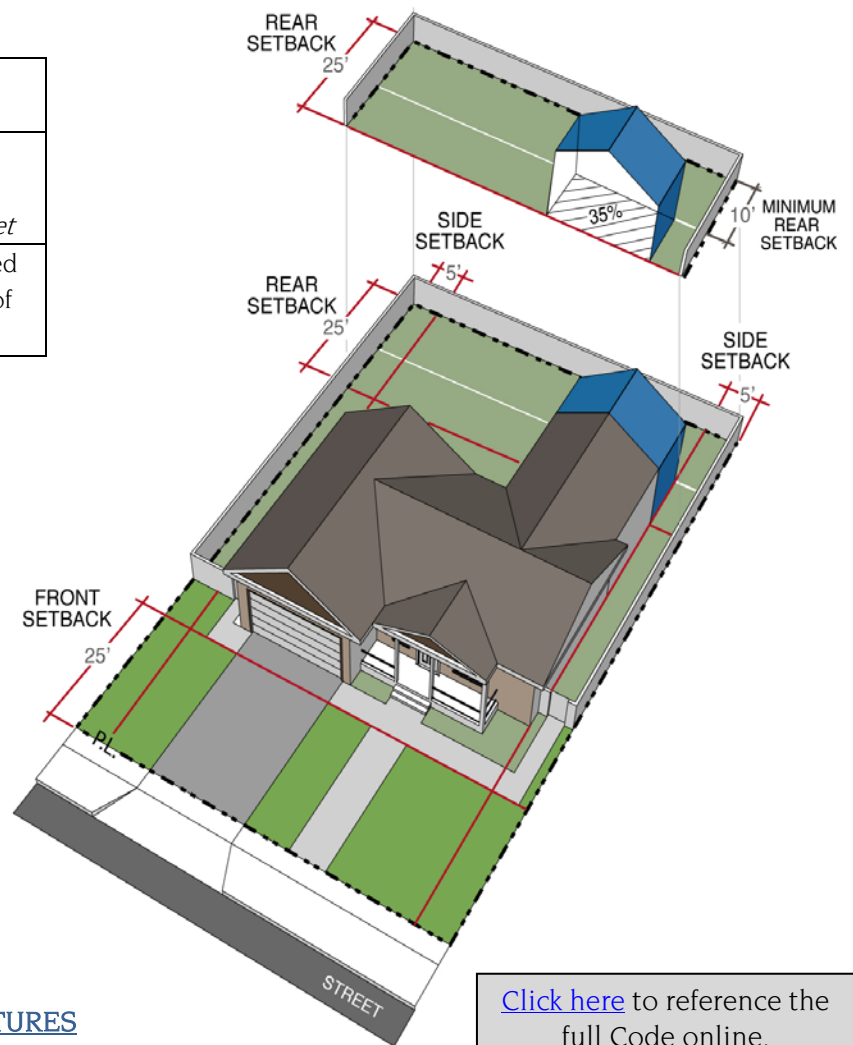
Structures such as garages, garden/storage shed, or accessory living quarters, cannot exceed a height of one (1) story or fifteen (15) feet, whichever is less.

PARKING

Total Number of Bedrooms	Minimum Number of Spaces
5 or fewer bedrooms	4 (2 in a garage)
6 or more bedrooms	4 (2 in a garage), plus 1 additional space per bedroom over 5 bedrooms

MINIMUM REQUIRED SETBACKS

Front	25 feet or 25% of the depth of the lot, whichever is less
Side	5 feet <i>Minimum street side setback on a reversed corner lot or reverse building frontage- 9 feet</i>
Rear	25 feet, except that the depth may be reduced to 10 feet, provided that no more than 35% of the rear setback is covered



SETBACKS FOR COMMON ACCESSORY STRUCTURES

Accessory Structure	Setback	Special Provisions
Air Conditioning Unit	Front 25'	Minimum clearance of 3' must be maintained on at least 1 side yard
	Side 0'	
	Rear 0'	
Barbeques <i>(built-in, permanent)</i>	Front 25'	Maximum 5' high Minimum clearance of 3' must be maintained on at least 1 side yard
	Side 0'	
	Rear 0'	
Fountains/ Sculptures	Front 10'	Maximum 6' high
	Side 0'	
	Rear 0'	
Garages <i>(detached)</i>	Front 25'	Amount of encroachment shall not exceed 450 square feet. Must be planted with clinging vines when next to an alley or street to deter graffiti.
	Side 0'	
	Rear 0'	
Patio Covers/ Canopies <i>(attached or detached)</i>	Front 25'	Maximum 10' high
	Side 0'	
	Rear 0'	
Pools/Spas	Front 25'	
	Side 0'	
	Rear 0'	
Sheds <i>(detached, pre-fabricated, no utilities)</i>	Front 25'	Maximum 120 square feet. Maximum 8' high. Must be planted with clinging vines when next to an alley or street to deter graffiti.
	Side 0'	
	Rear 0'	

[Click here](#) to reference the full Code online.