Chapter 17.13

**Hillside Residential**

1. **Minimum Lot Dimensions**
   - Minimum Lot Width: 100 ft
   - Min Lot Area: 4,000 sf
   - Permitted Density: 1 unit per 1,100 sf or more units, 1 unit per 1,100 sf
   - Conditionally Permitted Density: 1 unit per 1,100 sf or more units, 1 unit per 1,100 sf
   - Recht.1: N/A

2. **Maximum Density**
   - Lot Coverage for FAR of 1-2 units on the side lot line: 60 ft
   - Lot Coverage for FAR of 1-2 units on the opposite side of the property: 60 ft

3. **Minimum Setbacks**
   - Building set back from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least 18 ft.

4. **Lot Widths and Uses**
   - Minimum width of an interior side setbacks is greater of the two knol widths. In the RU-4 Zone and RD-3 Zone if the lot side setback is 20% of the front setback, the minimum width of a side setback is the greater of the two knock widths.
   - Lot coverage in the RU-3 Zone and RD-3 Zone shall be calculated as the greater of the two knock widths.
   - Lot coverage in the RU-3 Zone and RD-3 Zone shall be calculated as the greater of the two knock widths.

5. **Maximum Height for all Slopes**
   - Lot Coverage for FAR of 1-2 units on the side lot line: 30 ft
   - Lot Coverage for FAR of 1-2 units on the opposite side of the property: 30 ft

6. **Primary Use**
   - Urban Residential
   - The maximum height may increase one foot for every foot of distance from this setback line.

7. **Maximum Parking**
   - See Table 17.19.04

8. **Permitted Numbers of Rooms or Units**
   - See Table 17.19.04

**Residential Zones - Summary of Regulations**

9. **Minimum Lot Dimensions**
   - Minimum Lot Width: 100 ft
   - Min Lot Area: 4,000 sf
   - Permitted Density: 1 unit per 1,100 sf or more units, 1 unit per 1,100 sf
   - Conditionally Permitted Density: 1 unit per 1,100 sf or more units, 1 unit per 1,100 sf
   - Recht.1: N/A

10. **Maximum Density**
    - Lot Coverage for FAR of 1-2 units on the side lot line: 60 ft
    - Lot Coverage for FAR of 1-2 units on the opposite side of the property: 60 ft

11. **Minimum Setbacks**
    - Building set back from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least 18 ft.

12. **Lot Widths and Uses**
    - Minimum width of an interior side setbacks is greater of the two knock widths. In the RU-4 Zone and RD-3 Zone if the lot side setback is 20% of the front setback, the minimum width of a side setback is the greater of the two knock widths.
    - Lot coverage in the RU-3 Zone and RD-3 Zone shall be calculated as the greater of the two knock widths.
    - Lot coverage in the RU-3 Zone and RD-3 Zone shall be calculated as the greater of the two knock widths.

13. **Maximum Height for all Slopes**
    - Lot Coverage for FAR of 1-2 units on the side lot line: 30 ft
    - Lot Coverage for FAR of 1-2 units on the opposite side of the property: 30 ft

14. **Primary Use**
    - Urban Residential
    - The maximum height may increase one foot for every foot of distance from this setback line.

15. **Maximum Parking**
    - See Table 17.19.04

16. **Permitted Numbers of Rooms or Units**
    - See Table 17.19.04

**Effective 4/14/11**
**Revised 3/28/12**
Multiple retaining walls shall not apply to lots that have a rooftop slope or greater than 20%. Lot less than (500 sq ft may have a driveway with a minimum of 2,000 sq ft of floor area, regardless of FAR limited.

Regulation does not apply in the RM Zoning

*Less than 1,000 square feet may have a lot coverage of up to 2,000 square feet regardless of lot coverage percentage (% limited.

Maximum Height Above Eave of Building

- 15 ft.
- 18 ft.
- 30 ft.

Maximum Height Above the Ground Elevation at the Rear Setback Line

- N/A
- N/A
- N/A

Maximum Height from Grade within 20 ft of the Front Property Line

- N/A
- N/A
- N/A

Maximum Setbacks for Smaller Lots

See Section 17.102.400(F) for allowed projections into setbacks

Retaining walls:

- Maximum fence and retaining wall heights:

Fences:

- 42 inches (5½ ft), or up to 6 ft. with Design Review.
- 6 ft. within 35 ft. of the rear lot line, or 6 ft. beyond the rear of the dwelling & lot line, or Design Review.

Within frontage setbacks:

- 8 ft.
- 6 ft. (with Design Review).
- 15 ft.

Within the outside setback:

- 8. 6 ft. (within 10 ft. of a street property line).
- East on the lot:

Retaining walls:

- 6 ft. (with exceptions for driveways serving garages on up-slope lots, see Sec 17.102.400(F)(3)).
- Multiple retaining walls must be separated by at least 4 ft.

Design requirements for fences over 42 inches in front setback area:

Street-facing fences and freestanding walls over the height allowed by right have an average transparency of 60% or greater.

The design of front street and side-street yard fences and freestanding walls must be consistent, with the architecture of the building.

Street-facing fences and freestanding walls must be placed out of the public right-of-way and set back at least 18 inches from the edge of sidewalk*. All unpaved areas between the fence/wall and sidewalk are fully landscaped.

*Note: Before building a street-facing fence or wall, be sure to verify the location of the property line; lots. Many people assume that the public sidewalk extends to the edge of the front lot line. However that is not the case on most streets, when there is often a strip of unowned right-of-way that is for fire access and more between the sidewalk and front lot line.

Municode also applies: 10.60.100 – Obstructions at intersections prohibited – Exceptions

A. … no fence, hedge, shrub, tree, wall, retaining wall, earthen bank, or other landscaping or screening which exceeds a height of three feet above the street pavement grade shall be allowed along the front property line for a distance, measured from the intersection of two property lines, or the projection, which is equal to the sum of the building setbacks on each of the two intersection streets, existing or legal, whichever is less, or, within the area submerged.


