

# Residential Hillside Regulations Diagrams

Special regulations for lots with of footprint slope of > 20% slope and > 20% street to setback gradient

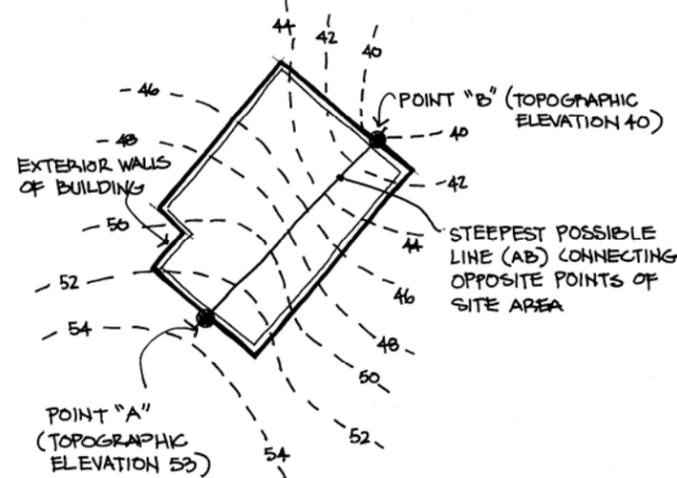
Effective 4-14-11

## How to measure the building footprint slope:

§17.09.040

Special height and side yard setback requirements apply to buildings whose footprints cover hillside slopes of > 20%. The slope is measured at the steepest point between opposite sides of the building.

For additions, the slope is measured at the steepest point between opposite sides of the existing building footprint plus the footprint of the addition.



## Floor Area Ratio (F.A.R.)

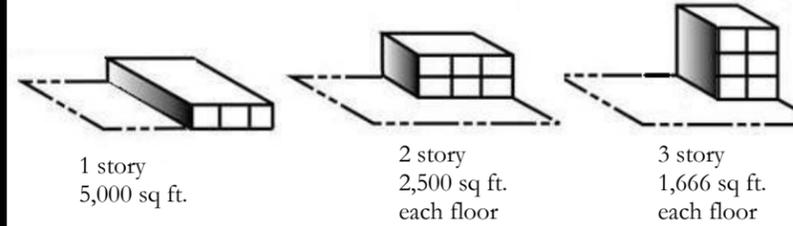
§17.09.040

Example:

F.A.R. = 0.5

Lot Area = 10,000 sq ft

$$\text{F.A.R.} = \frac{\text{Floor Area on a Lot (max house sq ft)}}{\text{Lot Area}}$$



$$0.5 = \frac{\text{Floor Area on a Lot (max house sq ft)}}{10,000 \text{ sq ft lot}}$$

$$0.5 = \frac{5,000 \text{ sq ft on a lot (max house sq ft)}}{10,000 \text{ sq ft lot}}$$

$$5,000 \text{ sq ft} = \text{Floor Area on a Lot (max. house sq ft)}$$

See Section 17.09.040 for the definition of floor area

## Hillside Residential, Detached Unit Residential, and Mixed Housing Type Zones Only

### Height Regulations for all Lots With a Footprint Slope of >20%

Table 17.13.05 RH Zone, 17.15.06 RD Zone, and 17.17.06 RM Zone

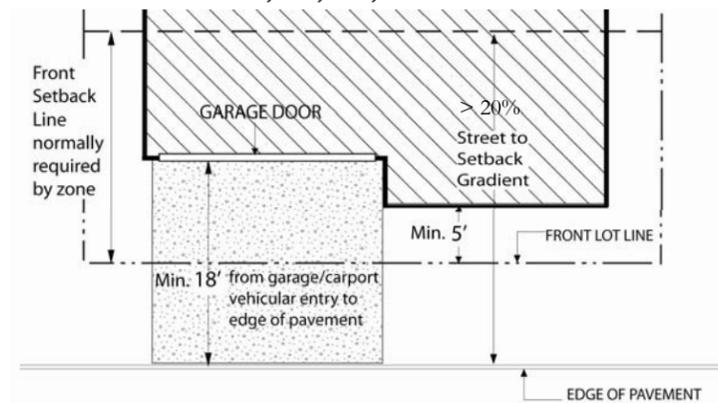
Regulation	Downslope Lot Height Regulations With a Footprint Slope of:			Upslope Lot Height Regulations With a Footprint Slope of:	Additional Regulations
	> 20% and ≤ 40%	> 40% and ≤ 60%	> 60%		
Maximum Height for Detached Accessory Structures	15 ft	15 ft	15 ft	15 ft	1
Maximum Wall Height Primary Building	32 ft	34 ft	36 ft	32 ft	1, 2
Maximum Wall Height Primary Building with a CUP	36 ft	38 ft	40 ft	35 ft	1
Maximum Pitched Roof Height Primary Building	36 ft	38 ft	40 ft	35 ft	1, 2
Maximum Height Above Edge of Pavement	18 ft	18 ft	18 ft	N/A	1, 3
Maximum Height Above the Ground Elevation at the Rear Setback Line	N/A	N/A	N/A	24 ft	1
Maximum Height from Grade Within 20' of the Front Property Line	N/A	N/A	N/A	24 ft	1

- See Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.
- On a downslope lot greater than forty (40) percent footprint slope, the rear wall of an attached garage or carport may exceed the wall height and roof height by five (5) feet, but may not exceed eighteen (18) feet above ground elevation at edge of pavement, if the garage or carport conforms with all of the following criteria:
  - maximum width is 22 ft and maximum depth is 20 ft; and
  - garage or carport floor is at the same level as the edge of the street pavement resulting from the project at the center point of the driveway entrance or is at a lower level; and
  - maximum height above the garage or carport floor is ten (10) feet for walls to the top of the plate or flat roof, and twelve (12) feet for pitched roofs.
- See Section 17.90.070 for additional height restrictions if property is located in the S-10 combining zone.

## > 20% Street to Setback Gradient Front Setback Reduction

Table 17.13.03 (add. reg. 6), Table 17.15.03 (add. reg. 7), Table 17.17.03 (add. reg. 5), Table 17.19.03 (add. reg. 5)

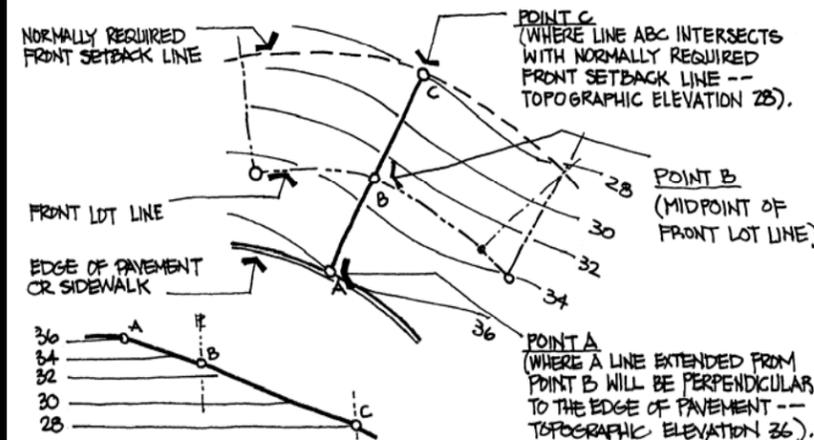
RH, RD, RM, and RU Zones



In all residential zones, the minimum front setback otherwise required by the applicable individual zone regulations shall be reduced to 5 feet on any lot with a street-to-setback gradient that exceeds 20%, provided, however, that the distance from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least 18 feet.

## How to measure the street to setback gradient, §17.09.040

"STREET-TO-SETBACK" LINE ABC PERPENDICULAR TO EDGE OF PAVEMENT (OR SIDEWALK) AND CONNECTING EDGE OF PAVEMENT TO THE NORMALLY REQUIRED FRONT SETBACK LINE, PASSING THROUGH THE MIDPOINT OF THE FRONT LOT LINE.

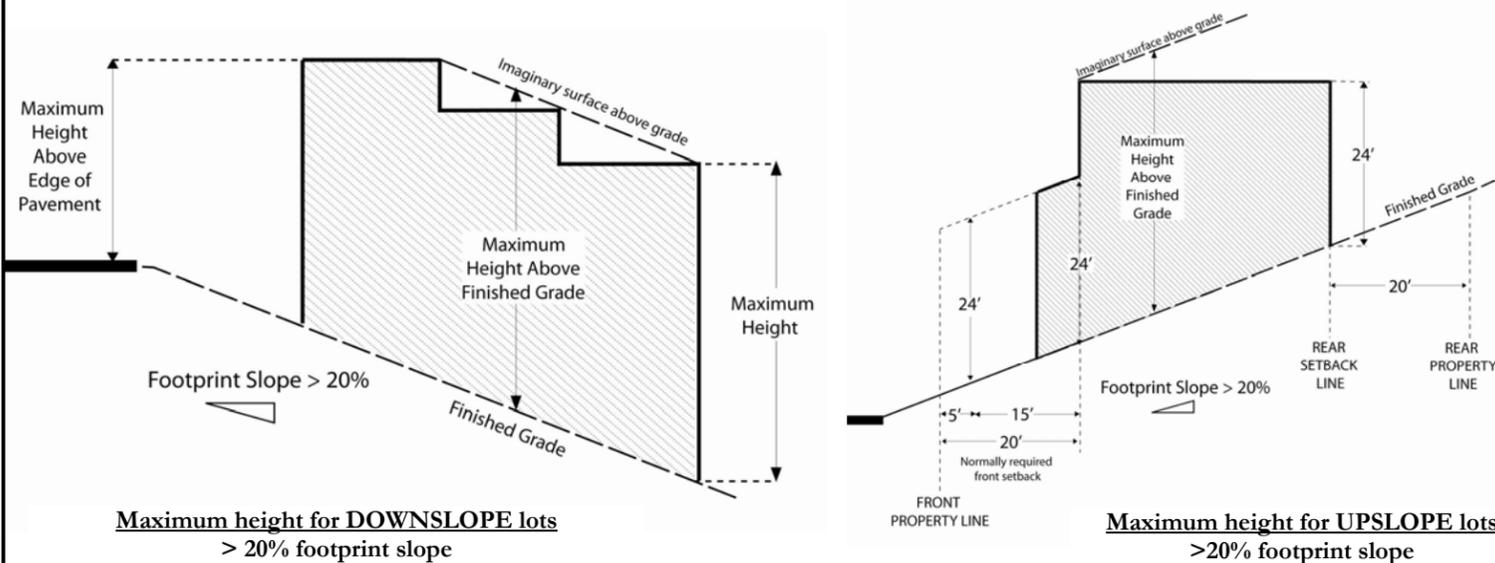


## Street to setback gradient

§17.09.040

The difference in topographic elevation along a perpendicular line that connects from the edge of the sidewalk closest to the front lot line, or, if there is no sidewalk, from the edge of the pavement, to the normally required front setback line, notwithstanding any reduced front yard setback that may be permitted on steep slopes. The measurement shall be taken at the midpoint of the front lot line, or the closest point to the midpoint excluding any driveways, stairs and other built structures.

In most cases, the front lot line is located 5-20 feet beyond the edge of pavement.



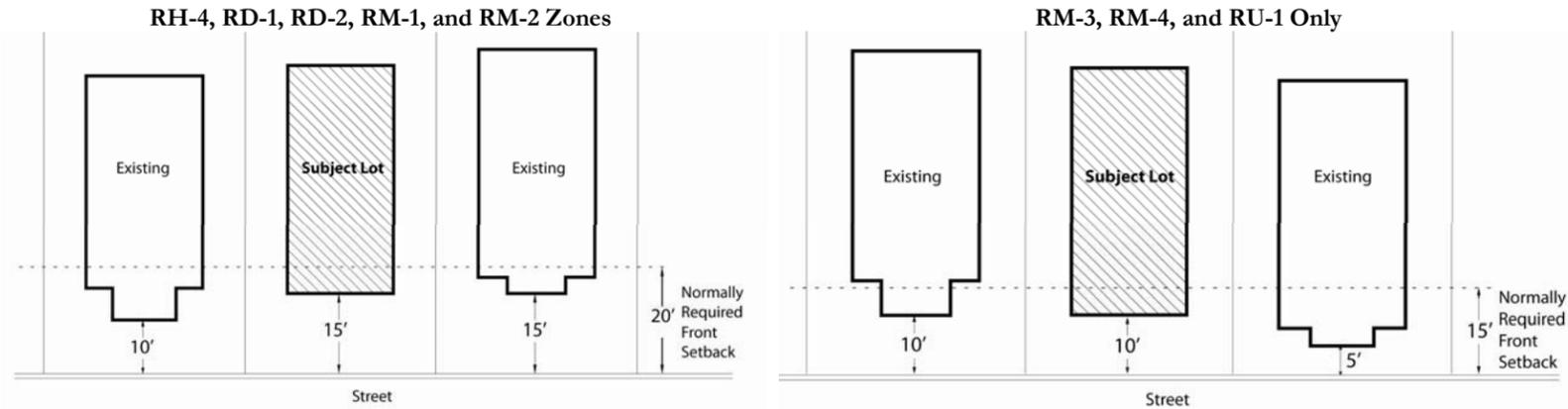
Maximum height for DOWNSLOPE lots  
> 20% footprint slope

Maximum height for UPSLOPE lots  
> 20% footprint slope

# Residential Setback Regulations Diagrams

## Minimum Front Setback Reduction

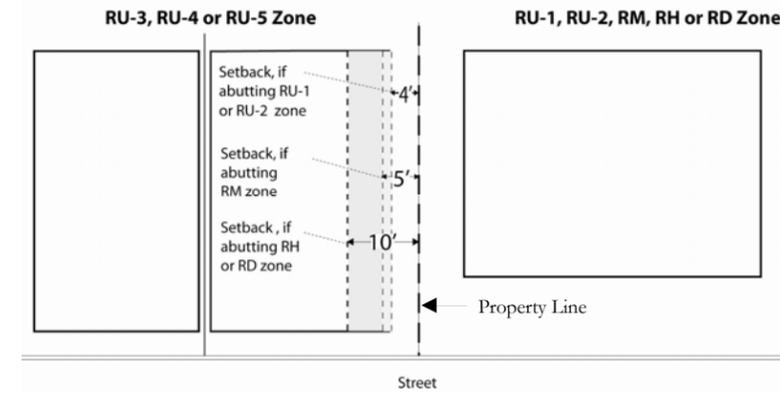
Table 17.13.03 (add reg. 5), Table 17.15.03 (add. reg. 6), Table 17.17.03 (add. reg. 4), Table 17.19.03 (add. reg. 4)



If adjacent lots abutting the side lot lines of the subject lot both contain principal Residential Facilities that have front setbacks with a depth of less than 20 ft for RH-4, RD-1, RD-2, RM-1, or RM-2 zones; or less than 15 ft for RM-3, RM-4, or RU-1 zones, the minimum front setback may be reduced to the deepest of the front setbacks of the abutting lots. In the case of a corner lot or lot that has a vacant parcel next to it, this same principal may apply if the two lots adjacent to the corner lot or along its front lot line have less than a reduced front setback.

## Interior Side Lot Line Setback Requirement for RU-3 to RU-5 Zones

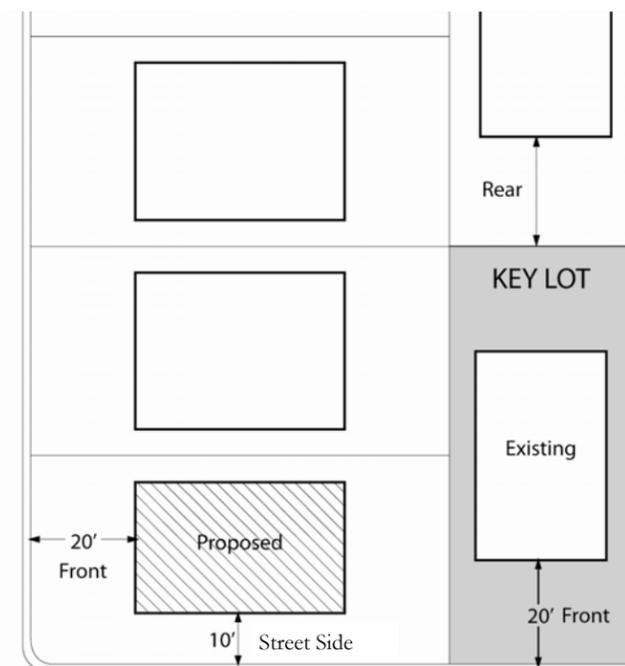
§17.19.050, Table 17.19.03 (add. reg. 7)



Wherever an interior side lot line of any lot located in the RU-3, RU-4, or RU-5 zone abuts an interior side lot line of any lot located in an RH or RD zone, the setback of the abutting portion of its side lot line is 10 ft. In the case where an interior side lot line of any lot located in the RU-3, RU-4, or RU-5 zone abuts an interior side lot line in an RM zone, the setback of the abutting portion of its side lot line is 5 ft. In the case where an interior side lot line in an RU-3, RU-4, or RU-5 lot abuts a side yard of an RU-1 or RU-2 lot, a side setback of 4 ft is required.

## Minimum Street Side Setback on Corner Lot Abutting Key Lot In the RH, RD, and RM Zones

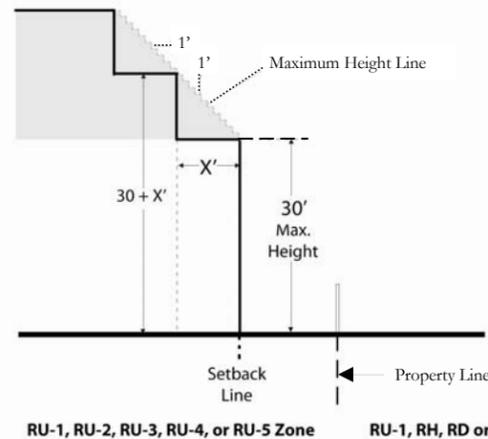
Table 17.13.03 (add reg. 9), Table 17.15.03 (add. reg. 11), Table 17.17.03 (add. reg. 9)



On every corner lot which abuts to the rear a key lot which is in a residential zone, there shall be provided on the street side of such corner lot a side setback with a minimum width equal to one-half (1/2) of the minimum front setback depth required on the key lot and no less than the minimum side setback width required along an interior side lot line of the corner lot. However, such side setback shall not be required to exceed 5 ft if it would reduce to less than 25 ft the buildable width of any corner lot.

## Additional Height Restrictions in Urban Residential (RU) Zones

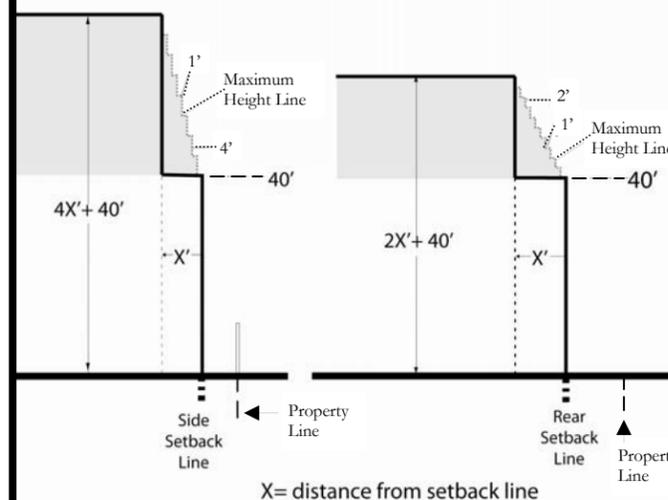
§17.19.050, Table 17.19.03



### Additional Regulation 13:

Buildings in the RU-1, RU-2, RU-3, RU-4, and RU-5 zones shall have a 30 ft maximum height at the setback line associated with any rear or interior side lot line that abuts a lot in an RU-1 zone or an RH, RD, or RM zone; this maximum height may increase 1 ft for every foot of horizontal distance from this setback line. Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

### RU-2 and RU-3 only

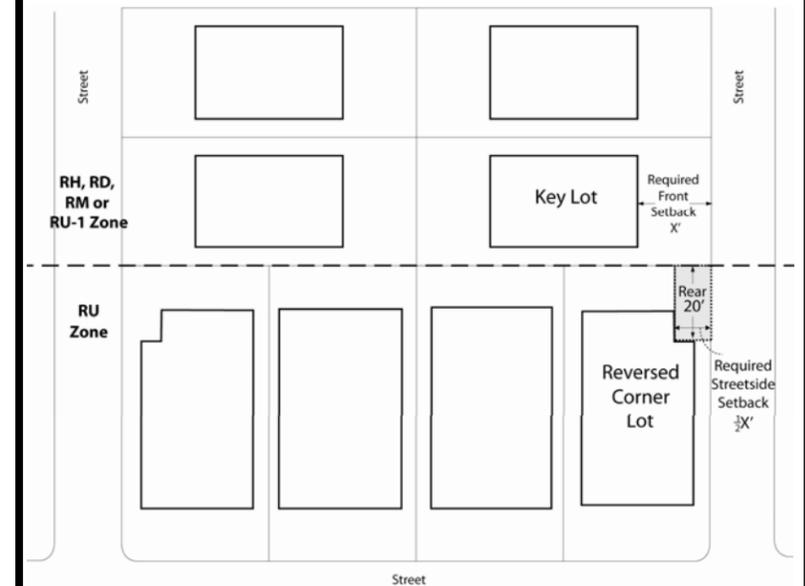


### Additional Regulation 14:

In the RU-2 and RU-3 zone, a building may only exceed 40 ft in height up to the maximum height if each portion above 40 ft is: Set back from the side setback line, if any, required by Section 17.28.150(C)(1) a minimum horizontal distance equal to 1 ft for each 4 vertical feet by which it extends above the height of 40 ft; and set back from the rear setback line required by Section 17.28.150D a minimum horizontal distance equal to 1 ft for each 2 vertical feet by which it extends above the height of 40 ft, provided, however, that such setback from the minimum rear yard need not exceed 40 ft.

## Street Side Yard Setback Requirement on Reversed Corner Lot in Urban Residential (RU) Zones

§17.19.050, Table 17.19.03 (add. reg. 8)



When the rear yard of a reversed corner lot abuts a key lot that is in an RH, RD, or RM zone or the RU-1 zone, the required street side yard setback in the rear 20 ft of the reversed corner lot is one-half of the minimum front yard required on the key lot.