

**Appendix D-Zoning District Design Standards**

**Exhibit 240.8: A District Design Standards**

Minimum lot size (1)	10 acres
Maximum building height	35 feet
Minimum building setbacks	
front	30 feet
side	15 feet
rear	30 feet
street side	30 feet
Minimum lot width	250 feet
Maximum impervious cover	15%

- (1) *Except as otherwise provided in the above district regulations.*
- (2) *Silos and other agricultural structures may be constructed to the height of up to 55 feet provided that they are located a distance equal to or greater than their height from all property lines.*

**Exhibit 240.10: RS District Design**

<b>Standards</b> Minimum lot size (1)	2 acres
Maximum building height	35 feet
Minimum building setbacks	
front	35 feet
side	15 feet
rear	35 feet
street side	35 feet
Minimum lot width	180 feet
Maximum impervious cover	25%

1. *Except as otherwise provided in the above district regulations. Minimum lot size for new lots using on-site wastewater disposal systems is three acres.*
2. Open storage is prohibited.
3. Accessory structures taller than three (3) feet above natural grade shall comply with building setback lines.
4. A minimum of three (3) acres is required for a new lot served by an on-site septic system pursuant to Section 24006.4.

**Exhibit 240.10: RS District Design Standards**

Minimum lot size (1)	2 acres
Maximum building height	35 feet
Minimum building setbacks	
front	35 feet
side	15 feet
rear	35 feet
street side	35 feet
Minimum lot width	180 feet
Maximum impervious cover	25%

1. *Except as otherwise provided in the above district regulations. Minimum lot size for new lots using on-site wastewater disposal systems is three acres.*
2. Open storage is prohibited.
3. Accessory structures taller than three (3) feet above natural grade shall comply with building setback lines.
4. A minimum of three (3) acres is required for a new lot served by an on-site septic system pursuant to Section 24006.4.

**Exhibit 240.11: R1 District Design Standards 1.**

Minimum lot size (2)	7,000 sq. ft.
Maximum building height	35 feet
Minimum building setbacks	
front	25 feet
side	7.5 feet
rear	25 feet
street side	25 feet
Minimum lot width	70 feet
Minimum lot depth	100 feet
Maximum impervious cover	35%

(1) See Section 24006.8 for design standards for compact residential development in a Planned District

(2) Except as otherwise provided in the above district regulations.

1. Open storage is prohibited.
2. Accessory structures taller than 3 feet above natural grade shall comply with building setback lines.
3. Animal enclosure areas shall be at least 15 feet from all property lines.

**Exhibit 240.11: R2 District Design Standards (1)**

Minimum lot size (2)	8,000 sq. ft.
Maximum building height	35 feet
Minimum building setbacks	
front	25 feet
side	10 feet
rear	25 feet
street side	15 feet
Minimum lot width	80 feet
Minimum lot depth	100 feet
Maximum impervious cover	35%

(1) See Section 24006.8 for design standards for compact residential development in a Planned District

- (2) *Except as otherwise provided in the above district regulations.*
2. Open storage is prohibited.
  3. Accessory structures taller than 3 feet above natural grade shall comply with building setback lines.
  4. Animal enclosure areas shall be at least 15 feet from all property lines.

**Exhibit 240.12: R3 District Design Standards**

	Use		
	2 Family Residences	Dense Residences	Non-Residential Development
Minimum lot size	8,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Maximum building height	35 feet	35 feet	45 feet
Minimum building setbacks			
front	25 feet	30 feet	30 feet
side	10 feet	35 feet	35 feet
rear	25 feet	25 feet	25 feet
street side	15 feet	30 feet	50 feet
Minimum lot depth	100 feet	100 feet	100 feet
Minimum lot width	80 feet	150 feet	150 feet
Maximum impervious cover	35%	50%	50%

**Exhibit 240.13: CO District Design Standards**

Minimum lot size	15,000 sq. ft.
Minimum lot depth	100 feet
Minimum lot width	150 feet
Minimum building setback	
front	30 feet
side	35 feet
rear	25 feet
street side	50 feet
Maximum building height	35 feet
Maximum Impervious cover	50%

**Exhibit 240.14: C1 District Design Standards**

Minimum lot size	18,000 sq. ft.
Minimum lot depth	120 feet
Minimum lot width	150 feet
Minimum building setback	
front	25 feet
side	10 feet
rear	20 feet
street side	25 feet
Maximum building height	45 feet
Maximum impervious cover	70%

**Exhibit 240.16: M1 District Design Standards**

Minimum lot size	40,000 sq. ft.
Minimum lot depth	200 feet
Minimum lot width	200 feet
Minimum building setback	
front	40 feet
side	10 feet
rear	20 feet
street side	40 feet
Maximum building height	75 feet
Maximum impervious cover	50%

1. All manufacturing and repair activities shall be conducted within an enclosed building.
2. Outdoor storage areas shall be screened by a 6 foot tall solid, opaque fence and limited to maximum three (3) acres in area.
3. All uses shall comply with the industrial performance standards listed in Section 24004.12.

**Exhibit 240.17: M2 District Design Standards**

Minimum lot size	40,000 sq. ft.
Minimum lot depth	200 feet
Minimum lot width	200 feet
Minimum building setback	
front	40 feet
side	10 feet
rear	20 feet
street side	40 feet
Maximum building height	75 feet
Maximum impervious cover	50%