RHR Zone and Hillside Development

(including properties exceeding 10% average slope in the R-1 zone and all E zones)

Average Slope Calculation

- Average slope = 0.0023 x contour interval (feet) x combined length of contour lines (feet) / gross parcel area (acres)
- Requirements for topographic map used to calculate average slope:
  - Maximum contour interval 5'
  - Scale of 1":20' for parcels up to 5 acres and 1":40' for parcels over 5 acres

Grading and Slopes

- Grading over 150 cubic yards requires Planning Commission approval through the Development Plan Review process
- No grading or building is allowed on natural slopes exceeding 35% grade
- Structures and streets must conform to the natural land form and follow contours to minimize grading
- Development is prohibited near canyons
- Structures may not be located within 50' horizontally of a ridge line
- Manufactured slopes and disturbed areas must be landscaped and irrigated (see GMC Section 21.04.030(D)(9) for requirements)
- Requirements for manufactured slopes:
  - Shape, height, and grade must be in concert with existing natural terrain
  - Slope intersections must be rounded and blended
  - Slope intersections with natural grade must be rounded and blended with natural contours
  - Horizontal contours must be in concert with existing contours

Lot Standards

Zone	Minimum Lot Area (square feet)	Minimum Lot Width	Minimum Lot Depth
RHR	43,560	200'^*	200'*
R-1 and E zones	see single family handout		

^Minimum lot width for lots fronting on a cul-de-sac is 150'
*When necessary to preserve natural topography or features, minimum street frontage is 60' and minimum lot width of 200' must be achieved not more than 400' from street.

- Maximum number of lots allowed in a subdivision is based on average slope of the subdivision (see GMC Section 21.04.010(E) for requirements)
- Circulation plans must include integrated handicapped access and bicycle, hiking, and equestrian trails

Lot Coverage

Average Slope of Lot	Maximum Lot Coverage
10% to less than 25%	25%
25% to less than 35%	20%
35% to less than 40%	15%
40% to less than 45%	10%
45% or greater	5%

- Lot coverage includes all building footprints and all other impervious surfaces on a lot ***except*** the following:
  - Streets leading to other properties
  - Required fire department turnaround areas
  - Utility structures located in easements (e.g. debris basins, maintenance roads)
  - Driveways leading to a two-car garage
  - Walkways on flat pad areas up to 3' wide
  - Retaining walls
  - Water surface area of pools and spas (decking is included in lot coverage)
- Floor Area Ratio (FAR) does not apply to RHR zone and hillside development
- Maximum 2nd floor area is 75% of first floor area, not including up to 400 square feet of attached garage
  - 2nd story additions require Planning Commission approval through the Development Plan Review process

Setbacks

Zone	Minimum Front Setback*	Minimum Side Setback	Minimum Street Side Setback	Minimum Rear Setback
RHR	greater of 40' or 10% of lot depth measured from the street^	30' and both side yards must total at least 30% of lot width^		greater of 50' or 20% of lot depth^
R-1 and E zones	see single family handout			

*For infill development, minimum front setback is average of two adjacent houses, but no less than minimum specified
^The Planning Director may approve increased or decreased minimum setbacks in the RHR zone to preserve natural topography or features

Setbacks (continued)

Feature	Encroachment Allowed
Architectural features including cornices, belt courses, fireplaces, eaves, bay windows	*All yards:* up to 2' into setback
Unroofed decks, patios, porches, landings, steps, walks, and driveways up to 36 inches above finish grade	*All yards:* up to property line
Canopies and awnings without supports from the ground	*Front and rear yards:* up to 4' into setback *Side yards:* up to within 3' of property line
Open patio structures attached to residence	*Rear yard:* up to within 10' of property line
Swimming pools	*Side and rear yards:* up to within 6' of property line
Flag poles	*Front and rear yards:* up to 25% into setback
Mechanical equipment	*Side and rear yards:* up to within 3' of property line
Detached accessory buildings	*Side and rear yards:* up to within 3' of property line if separated from residence by at least 6' (does not apply to second kitchen units)

- Front and street side setback areas must be landscaped with drought-tolerant plants and watered by an automatic irrigation system
- All mechanical equipment must be screened from public view

Height

- Maximum 2 stories / 25'
  - Measured from nearest finish grade at nearest wall to top of roof
  - Exceptions to height limit: chimneys and antennas
- Roof-mounted equipment is prohibited except for solar collector equipment and antennas

Structure Design

- Design must preserve or enhance vistas, especially from public property
- Design must preserve visually significant rock outcroppings, natural hydrology, native plants, and areas of visual or historical significance
- Design must use natural ridge lines and plant materials as a backdrop
- Design must conceal manufactured slopes
- Stepped foundations are required to minimize grading
- Interior fire sprinklers and fire retardant building materials are required
- Building materials and colors must be compatible with the natural setting; colors are limited to earth tones or resemble a natural appearance
- Reflective materials (except for window glass) must not be apparent when viewed from 100' away

Parking and Driveways

- Required parking: two parking spaces located in a garage; 20' x 20' minimum inside dimensions
- Minimum 25' clear backup area for all parking spaces
- Paved driveway must lead to parking; 8' minimum width and 8' minimum vertical clearance
- Carports (if provided) must be located at least 40' from any street and no closer to the street than the residence, except when integrated into the design of the residence
- Uncovered parking (if provided)
  - Minimum size 9' x 20'; 10' x 20' if located next to a wall
  - Cannot be located in front or street side setback
- Recreational vehicle parking
  - See separate handout for requirements
- Guest houses and second kitchen units
  - See separate handout for requirements

Fence and Wall Heights

Type and Location	Maximum Height
Within the front setback area	• 4' if at least 50% open, or no more than 3' is not open and top 1' is at least 50% open* • 3' if not open*
All other areas	6'*
Retaining walls visible from public right-of-way	6'**
Crib walls visible from public right-of-way	15'**

*Measured from highest abutting finish grade
** Measured from base of wall

Detached Accessory Buildings

Standard	Maximum/Minimum
Maximum number of buildings	2 (not including 1 open* patio if 400 square feet or less)
Maximum combined size	900 square feet (not including up to 400 square feet of open* patio and not including second kitchen unit)
Minimum distance from residence	6'
Minimum front and street side setback	as specified for main residence, and no closer to the street than the main residence
Minimum side and rear setback	3' (except second kitchen units which must comply with main residence setbacks)
Maximum height	15' / 1 story

*Open means without any walls and may have either a solid or open/lattice roof

Guest Houses

- Guest houses are detached accessory building used as temporary living quarters by nonpaying guests of the residents of the main residence
- See separate handout for requirements

Second Kitchen Units

- Second kitchen units may be used and rented as full-time living quarters and may be a detached accessory building or attached to the main residence
- See separate handout for requirements

Minor Modifications

The Planning Director may approve exceptions to the above requirements as follows. An application fee and public notice are required.

- Reduce any setback by up to 15%
- Allow floor area increase up to 5%
- Allow fence or wall height increase up to 15%
- Allow roof-mounted mechanical equipment when no feasible alternative is available
- Allow maximum 2nd floor area up to 85% of first floor area, not including up to 400 square feet of attached garage