
207 Waiver
Title
Legal Description
Policy or Appeals
Correspondence Between Legal & Staff
Letter of Authorization

DEVELOPMENT STANDARDS

SUBDIVISION NAME Sierra Boulders
 CASE # 13-PP-2003
 ZONING RT-43 ESL

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. MIN. LOT AREA	43,000 SF	39,500 SF	8.1%
B. MIN. LOT WIDTH			
1. Standard Lot	150 Feet	113 Feet	24.7%
2. Flag Lot	N/A	20 Feet	
C. MAXIMUM BUILDING HEIGHT	See Ordinance	No change Proposed	
D. MIN. YARD SETBACKS			
1. FRONT YARD			
• FRONT (to face of building)	40 Feet	30 Feet	25.0%
• FRONT (to face of garage)	40 Feet	30 Feet	25.0%
• FRONT (corner lot, side street)	40 Feet	30 Feet	25.0%
• FRONT (corner lot, adjacent to key lot, side st)	40 Feet	30 Feet	25.0%
• FRONT (double frontage)	40 Feet	30 Feet	25.0%
2. SIDE YARD			
• Minimum	20 Feet ¹	15 Feet ¹	25.0%
• Minimum aggregate	N/A	No change Proposed	
3. REAR YARD			
• Standard Depth	35 Feet ¹	27 Feet ¹	22.9%
• Min. Depth (% of difference which can be occupied)	N/A	No change Proposed	
E. DISTANCE BETWEEN BUILDINGS (MIN)			
1. Accessory & Main	See Ordinance	No change Proposed	
2. Main Buildings/Adjacent Lots	40 Feet	30 Feet	25.0%
F. MAXIMUM WALL HEIGHT			
1. FRONT	See Ordinance	No change Proposed	
2. SIDE	See Ordinance	No change Proposed	
3. REAR	See Ordinance	No change Proposed	
4. Corner side not next to key lot	See Ordinance	No change Proposed	
5. Corral fence height (on prop line)	See Ordinance	No change Proposed	
G. DEVELOPMENT PERIMETER SETBACKS			
H. APPLICABLE ZONING CASES	2-ZN-1985		
I. NOTES & EXCEPTIONS		¹ Side and rear yard setbacks on the perimeter of the development project shall be equal to or greater than those imposed by the existing Zoning on parcels within fifty feet.	