EXHIBIT "A"

Table 19.100.040.A

Residential Development Standards: Single-family Residential Zones

Development Standards	Single-family Residential Zones								
	RA-5	RC 12	RR	RE	R-1-1/2 Acre	R-1-1300	R-1-10500	R-1-8500	R-1-7000
Density - Maximum (Dwelling Units per Gross Acre) [1,15]	0.20	0.50 [11]	2.1 [11]	1.0 [11]	2.0 [11]	3.4 [11]	4.1 [11]	5.1 [11]	6.2 [11]
Lot Area - Minimum (Net)	5 Acres [2,9,14]	Varies [2,14]	20,000 sq. ft.	1 Acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.
Lot Width - Minimum	300 ft. [2]	130 ft. [2]	100 ft. [13,14]	130 ft. [13,14]	125 ft. [13,14]	100 ft. [13,14]	90 ft. [13,14]	80 ft. [13,14]	60 ft. [13,14]
Lot Depth - Minimum	500 ft. [2]	100 ft. [2]	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.
Building Height - Maximum [10,15]	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories - Maximum [15]	2	1	2	2	2	2	2	2	2
Lot Coverage - Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%
Setbacks - Minimum [8]									
A. Front [7]	40 ft. [2]	30 ft. [2, 6]	30 ft.	30 ft.	30 ft [4]	25 ft [4]	25 ft. [4]	25 ft. [4]	20 ft. [4]
B. Side [5]	20 ft. [2]	25 ft. [2]	20 ft.	25. ft.	20 ft.	15 ft. [3]	10/15 ft. [3]	7.5/12.5 ft. [3]	7.5/10 ft. [3]
C. Rear [5]	25 ft. [2]	25 ft [2]	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.

Notes:

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.

2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050.A (Lot Area).

3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to five feet.

4. Front setback exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).

5. Side and rear setback exceptions: See Sections 19.100.060 C (Exceptions to Setback Requirements). The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.

6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than 50 feet.

7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).

8. No dwelling shall be located closer than five feet to any retaining wall exceeding two feet in height, unless such retaining wall is an integral part of an approved dwelling.

9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than five acres existing as of May 15, 1979 and the residence is owner occupied after construction.

10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.

11. Project density may be greater in a Planned Residential Development (see Chapter 19.780).

12. See Section 19.100.050 (Additional Regulations for the RC Zone).

13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.

14. See Section 18.210.030.N.2.a for exception to lot size on private streets if over 20,000 square feet.

15. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.