

Late Backup

Regulation Comparison

ITEM 80

Current Regulations

	Impervious cover maximum	Building cover maximum	Floor to area ratio (FAR)		Building height maximum		Parking		Setback
			within McMansion area	outside McMansion area	within McMansion area	outside McMansion area	within urban core	outside urban core	
SF-3									
Primary structure	45%	40%	0.4	no limit	32'	35'	2	2	10' rear, 5' side
Primary structure + ADU	45%	40%	0.4	no limit	32' (30' for ADU)	35' (30' for ADU)	3	4	15' between structures
Primary structure + detached garage	45%	40%	0.4	no limit	32'	35'	2	2	10' rear, 5' side
SF-2									
Primary structure	45%	40%	0.4	no limit	32'	35'	2	2	10' rear, 5' side
Primary structure + ADU	45%	40%	0.4	no limit	32' (30' for ADU)	35' (30' for ADU)	3	4	15' between structures
Primary structure + detached garage	45%	40%	0.4	no limit	32'	35'	2	2	10' rear, 5' side

Proposed Regulations

	Impervious cover maximum	Building cover maximum	Floor to area ratio (FAR)		Building height maximum		Parking		Setback
			within McMansion area	outside McMansion area	within McMansion area	outside McMansion area	within urban core	outside urban core	
SF-3									
Primary structure	45%	40%	0.4	no limit	32'	35'	2	2	no change
Primary structure + ADU	45%	40%	0.4	no limit	32' (30' for ADU)	35' (30' for ADU)	3	3	10' between structures
Primary structure + detached garage	45%	40%	0.4	no limit	32'	35'	2	2	no change
SF-2									
Primary structure	45%	40%	0.4	no limit	32'	35'	2	2	no change
Primary structure + ADU	45%	40%	0.4	no limit	32' (30' for ADU)	35' (30' for ADU)	3	3	10' between structures
Primary structure + detached garage	45%	40%	0.4	no limit	32'	35'	2	2	no change