RS-20

Setbacks
Front to house: 30’
Front to covered parking: 35’
Side: 12’
Street side (on corner): 12’
Rear: 25’

Architectural features (e.g., cornices, eaves, chimneys, bay windows, etc.) can project up to 9’ into the side setback and 3’ into the front and rear setbacks.

Permitted Uses
Single Family Dwellings
Second Units
Small Family Day Care
Limited Residential Care
Home Occupation (subject to permit and business license)

Uses Permitted with additional limitations
Large Family Day Care
(subject to permit)

Uses Permitted with an Administrative Use Permit
Senior Citizen Housing
Bed and Breakfasts

Uses Permitted with a Conditional Use Permit
General Residential Care
Senior Residential Care
Day Care Centers
Religious Facilities
Schools

Decks and Stairs
Decks and stairs no more than 12’ in length and no taller than 6’ above grade can project a maximum of 9’ into the side setback, 3’ into the front setback and 6’ into the rear setback.

Accessory Structures and Detached Garages
Accessory structures can be a maximum of 225 square feet or 350 square feet with an Administrative Use Permit and must have a minimum 6’ separation to all other buildings on the lot. Accessory structures must be located behind the main structure, on the rear half of the lot. Other locations are permitted with an Administrative Use Permit. There are no side or rear setbacks for accessory structures. The maximum building height for accessory structures is 12’.

Detached garages can be a maximum of 500 square feet. If a detached garage is located less than 30’ from a street-facing lot line, it must be no more than 20’ wide.