



HOUSE SETBACKS

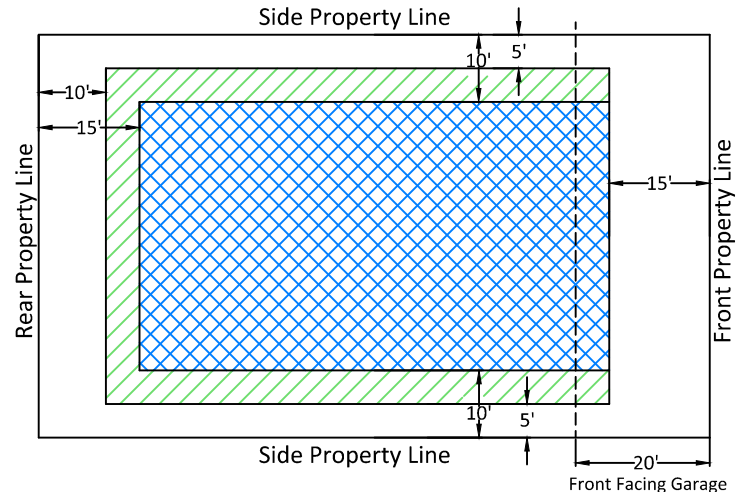
This information applies to habitable buildings in the R-1 (Low Density Residential) zones. For properties located in the Village One Specific Plan, please contact the planning division at 209-577-5267



Interior (Non-Corner) Lot Setbacks:




- From Front Property Line: 15' (Dwelling)
20' (Front Facing Garage)
- From Side Property Line: 5' (1st Story)
10' (2nd Story)
- From Rear Property Line: 10' (1st Story),
15' (2nd Story) See Note 1 for exception

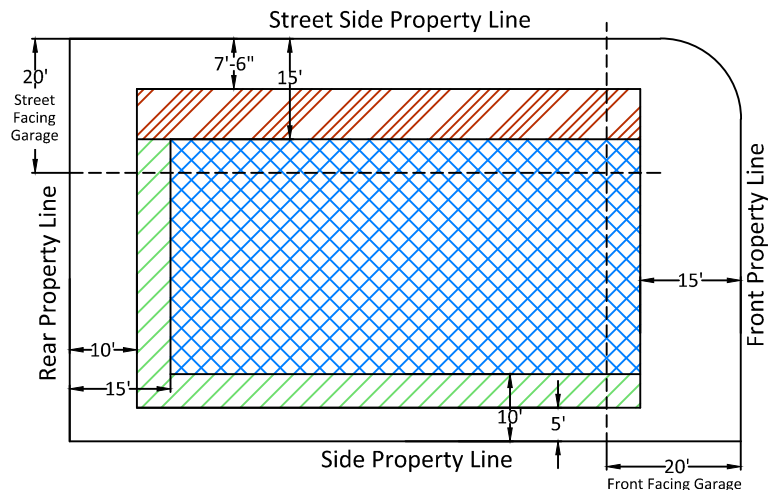
-  1st Story portion permitted area
-  2nd Story portion permitted area



Corner Lot Setbacks:

- From Front Property Line: 15' (Dwelling)
20' (Front Facing Garage)
- From Street Side Property Line: 15' (Dwelling),
20' (Street Facing Garage)
See Note 2 for exceptions
- From Side Property Line: 5' (1st Story)
10' (2nd Story)
- From Rear Property Line: 10' (1st Story),
15' (2nd Story) See Note 1 for exception

-  1st Story portion permitted area
-  2nd Story portion permitted area
-  See Note 2



Second Story Review:

New 2-Story or 2nd Story addition may require a Second Story Review; see "LINK".

Lot Coverage:

The portion of a lot occupied by structures (including all dwellings, patios, porches, garages, and covered parking spaces) must not exceed the percentage listed.

Coverage Maximum	Zoning District	
	R-1	R-2
Interior Lot	50 %	55 %
Corner Lot	55 %	60 %

- NOTES:
1. Rear setback for any building that backs up to a Major Collector, Arterial Street or Expressway is 15'.
 2. Street side setback is 7' 6" for lots older than 1955.