

BASIC ZONING STANDARDS FOR RESIDENTIAL ZONES IN SEBASTOPOL

Development Standard	R2	R3	R4	R5	R6	R7	RMH
Maximum Building Heights							
<i>Main buildings (including Attached ADUs)</i>	30 ft. and 2 stories						
<i>Accessory buildings (Non-residential)</i>	17 ft.						
<i>Accessory Dwelling Units (detached 1-story)</i>	17 ft.						
<i>Accessory Dwelling Units (detached 2-story)</i>	25 ft.						
<i>Deed-restricted affordable housing, three stories</i>	-	-	-	-	-	40 ft., 3 stories	-
Minimum yards/setbacks							
<i>Front yard</i>	30 ft. ⁽²⁾		20 ft. ⁽²⁾	15 ft. ⁽²⁾		10 ft. ⁽²⁾	20 ft.
<i>Secondary Front yard</i>	15 ft. but not less than the front yard req' on adjacent lot	20 ft., but not less than the front yard req' on adjacent lot	10 ft., but not less than the front yard required on adjacent lot			10 ft.	20 ft.
<i>Interior side yard (main building, attached and detached 2-story ADUs)</i>	10% of lot width (15 ft. max)	10% of lot width (10 ft. min, 15 ft. max)	10% of lot width, or 5 ft., whichever is greater, not to exceed 9 ft.			10% of lot width (5 ft. min, 9 ft. max)	15 ft.
<i>Interior side yard (non-residential accessory building)</i>	10% of lot width (10 ft. max)	3 ft.					15 ft.
<i>Rear yard (main building, attached and detached 2-story ADUs)</i>	20% of the lot depth (20 ft. min, 35 ft. max)	20% of the lot depth, no less than 20 ft. nor greater than 30 ft.					15 ft. (20 ft. where adjoins street)
<i>Interior side yard (attached and detached 1-story ADUs)</i>	4 ft. (however, any windows within the setback of the main structure may be limited or subject to design review) ⁽⁴⁾						n/a
<i>Rear yard (detached 1-story ADUs)</i>	4 ft. (however, any windows within the setback of the main structure may be limited or subject to design review) ⁽⁴⁾						
<i>Rear yard (non-residential acc. bldg)</i>	3 ft.						
<i>Special setbacks – ADUs in converted structures (detached garages, etc)</i>	An existing, legally constructed accessory structure may be converted to an ADU regardless of its setback condition (with no additional encroachment allowed) For an ADU constructed on top of an EXISTING garage = 5' side/rear setback required						-

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<i>Special setbacks – farm animal improvements</i>	60 ft. front yard	50 ft. front yard	-	-	-	-	-
	20 ft. side/rear, 30 ft. from any dwelling						
<i>Special setbacks – garage/carport opening facing the street</i>	-	-	-	20 ft. from any exterior property line at street			-
<i>Special setbacks – mechanical equipment</i>	50% of main structure setback, min 5 ft. from rear and side property lines ⁽⁵⁾						
Maximum lot coverage							
<i>On parcels ≥ 30,000 sf</i>	20%				40% ⁽⁶⁾		-
<i>On parcels > 15,000 sf and < 30,000 sf</i>	30%				40% ⁽⁶⁾		-
<i>On parcels > 5,000 sf and < 15,000 sf</i>	40%				40% ⁽⁶⁾		-
<i>On parcels ≤ 5,000 sf</i>	50%				40% ⁽⁶⁾		-
Minimum residential density	-	-	-	-	1 DU/3,600 sf lot area-	1 DU/ 3,600 sf lot area	-
Maximum residential density	-	-	-	1 DU/ 3,630 sf lot area	1 DU/2,500 sf lot area	1 DU/ 1,743 sf lot area	1 DU/2,500 sf lot area
Open Space	-	-	-	-	-	50 sq. ft./DU	-

KEY: ac = acre; ft. = feet; sf = square feet; - = not applicable

⁽¹⁾ In the case of single-family or two-family lots fronting on a cul-de-sac bulb, the frontage may be reduced to 45 feet so long as the minimum lot width is achieved at the front yard setback line. For multifamily or groups of building with lots fronting on a cul-de-sac bulb, the lot frontage may be reduced to 70 feet so long as the lot width is at least 80 feet measured at the front yard setback line.

⁽²⁾ Where 75 percent or more of the lots on any one block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots.

⁽³⁾ With 1ft. of additional setback for each foot above 30 ft. for 3-story buildings.

⁽⁴⁾ Windows facing adjoining property lines within the required setback shall be clerestory (minimum of 5'6" sill height above the finished floor) or have permanently obscured glazing. Windows that vary from this standard may be allowed through the Design Review process; please discuss with Planning Staff.

⁽⁵⁾ Ground-mounted mechanical equipment may be placed as indicated, provided that the equipment is six feet or less in height and is constructed and/or insulated to that audibility beyond the property lines is limited to the maximum extent feasible.

⁽⁶⁾ The Planning Commission may approve up to a 10 percent increase in the allowable lot coverage where it is found that sufficient open spaces and recreation areas can be provided through efficient and well-organized use of the land or where it is necessary to promote an affordable housing project.