

RESIDENTIAL ZONING

The following is a summary of the area regulations for the City single-family zoning districts. The complete residential zoning code and ARB Guidelines are available on the City's website at www.glendalemo.org:

R-1 Zoning Regulations (Generally)

Front Yard Setback:	35 feet (25 feet for unenclosed front porches)
Rear Yard Setback:	30 feet
Side Yard Setback:	10 feet
Lot Size Requirement:	10,000 sq. feet (min 80 feet wide)
Height:	35 feet or 2 ½ stories

Corner Lots

Front Yard Setback:	35 feet (Adjacent to each street)
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Double Frontage Lots

Front Yard Setback:	35 feet (Both front & rear)
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Lots of Record

Front Yard (interior or corner lot):	Distance may be based on existing subdivision building line.
Front Yard (corner lot):	Distance on side street will be based on 25% of the width of the lot. Min. 12 ft.
Rear Yard:	30 feet
Side Yard:	10% of the width of the lot (Min. 6 feet to max. 10 feet)

Accessory Structures & Detached Structures

Front Yard:	Not Permitted
Rear Yard:	6 feet
Side Yard:	6 feet
Distance From House:	10 feet
Rear Yard Density:	No more than 30% of req. rear yard may be used for accessory buildings.
Deck Exception:	May be located as close as 15 feet from rear property line.

There are additional regulation in regard to the creation of new lots dealing with width and buildable width and overall square footage.

R-2 Zoning Regulations (Generally)

Front Yard Setback:	30 feet (20 feet for unenclosed front porches)
Rear Yard Setback:	30 feet
Side Yard Setback:	7 feet (more than 65 feet in width) 6 feet (65 feet or less)
Lot Size Requirement:	7500 sq. feet (min 65 feet wide)
Height:	35 feet or 2 ½ stories

Corner Lots

Front Yard:	30 feet
Rear Yard:	30 feet
Side Yard:	7 feet (more than 65 feet in width) 6 feet (65 feet or less)

Double Frontage

Front Yard:	30 feet (Both front & rear)
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Lots of Record

Front Yard (interior or corner):	Subdivision building line may prevail.
Front Yard (corner lot):	Distance on side street will be based on 25% of the width of the lot. Min. 12 ft.
Rear Yard:	30 feet
Side Yard:	7 feet (more than 65 feet in width) 6 feet (65 feet or less)

Accessory Structures

Accessory rules for detached structures apply in both the R-1 and R-2 Zoning Single Family Zoning Districts.

FLOOR AREA RATIO (FAR)

FAR is calculated by dividing the floor area of a house by the total area of the lot. Floor area includes the gross horizontal areas of each story of a building under air (i.e. heated or cooled). Floor area shall be measured from the exterior faces of exterior walls. All living space with ceiling heights of 16 feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Any finished or unfinished basement, detached garage, and any unenclosed porch shall not be counted.

The following FAR limits apply to all lots zoned R-1 or R-2:

1. For lots of 10,000 square feet or less, the maximum floor area ratio (FAR) shall be 0.35.
2. For lots greater than 10,000 square feet but less than 20,000 square feet, the maximum FAR shall be 0.30. Notwithstanding, primary structures with a floor area up to 3,500 square feet are permitted.
3. For lots of 20,000 square feet or greater, the maximum FAR shall be 0.25. Notwithstanding, primary structures with a floor area up to 6,000 square feet are permitted.