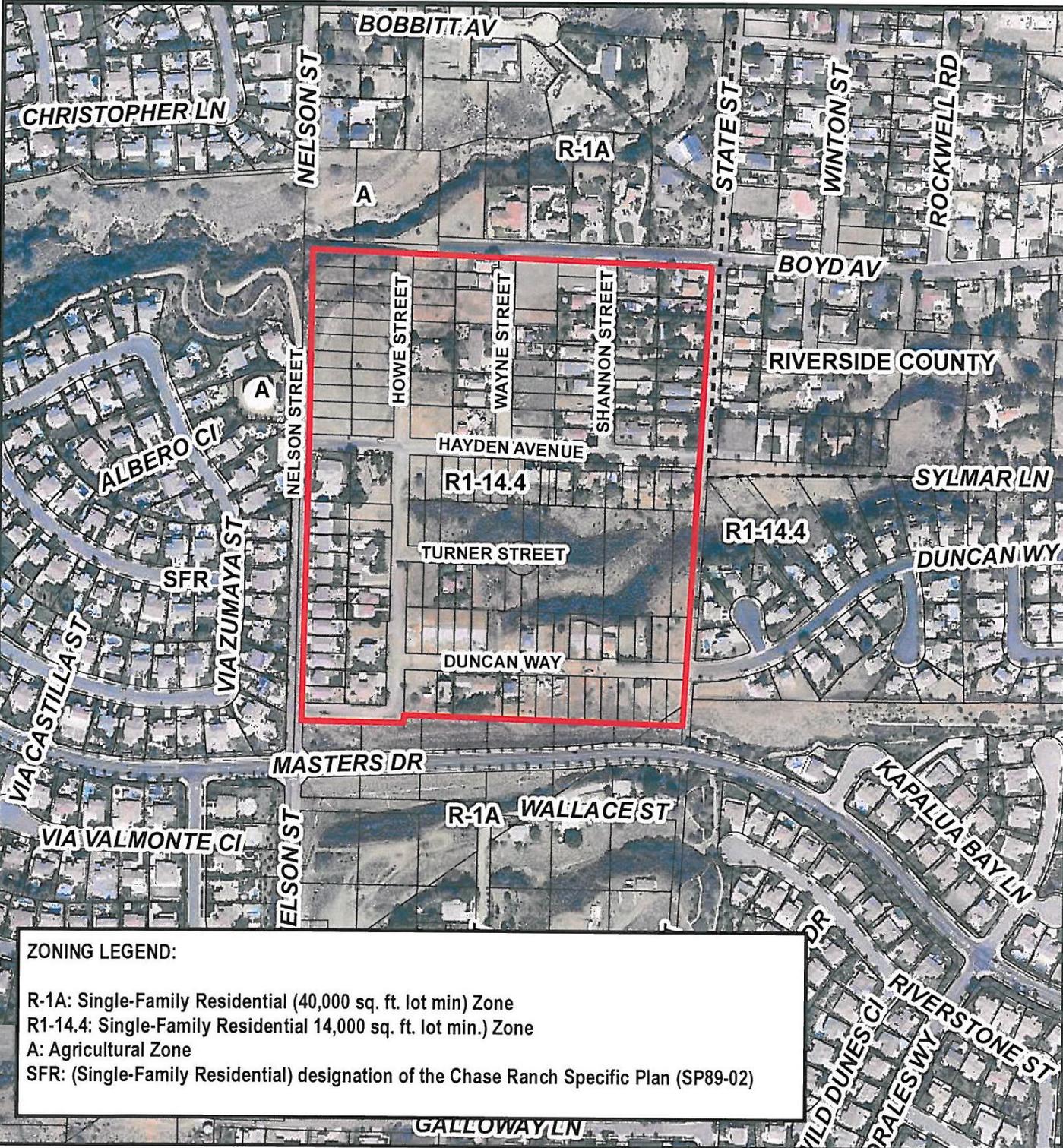


# AERIAL & ZONING MAP



**ZONING LEGEND:**

- R-1A: Single-Family Residential (40,000 sq. ft. lot min) Zone
- R1-14.4: Single-Family Residential 14,000 sq. ft. lot min.) Zone
- A: Agricultural Zone
- SFR: (Single-Family Residential) designation of the Chase Ranch Specific Plan (SP89-02)



Date: 10/29/2018

ZTA2018-0001



**ZTA2018-0001**

**CHAPTER 17.64 – LOTS AND YARDS**

 17.64.010(E) Lots – Area, dimension, and coverage.

Legal lots in residential zones that are substandard in area based on the requirements of the respective zone and are 9,600 square feet in area or smaller are allowed to have a building lot coverage of 45% for single-story residences and 35% for two-story residences.

**CHAPTER 17.06 – AGRICULTURAL ZONE; CHAPTER 17.08 – A-14.4 ZONE;  
CHAPTER 17.10 - R-1A ZONE; CHAPTER 17.11 – R-1-20 ZONE; CHAPTER 17.12 –  
R-1-12 ZONE; CHAPTER 17.20 – R-1-14.4 ZONE**

📖 17.06.120 Coverage. (Agriculture Zone, 5 acre minimum lot size)

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

📖 17.08.120 Coverage. (A-14.4 Zone, Single Family Residential, 14,400 s.f. min. lot size)

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

📖 17.10.120 Coverage. (R-1A Zone, Single Family Residential, 40,000 s.f. min. lot size)

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

📖 17.11.120 Coverage. (R-1-20 Zone, Single Family Residential, 20,000 s.f. min. lot size)

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

📖 17.12.120 Coverage. (R-1-12 Zone, Single Family Residential, 12,000 s.f. min. lot size)

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

📖 17.20.120 Coverage. (R-1-14.4 Zone, Single Family Residential, 14,400 s.f. min. lot size)

Lot area coverage by buildings or structures shall not exceed 30% of the total lot area, except for special provisions for legal, non-conforming lots in CMC 17.64.010(E).

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## **CHAPTER 17.85 – ACCESSORY DWELLING UNITS**

17.85.040 Development Standards. (For Accessory Dwelling Units)

(B) (2) An accessory dwelling unit attached or detached from the primary unit shall provide one parking space per unit or one parking space per bedroom, whichever is less. Parking may be provided on an existing driveway in the front yard setback area of the lot on which the accessory dwelling unit is located, provided that the driveway is at least 20 feet in depth

(C)(3) The accessory dwelling unit is contained within the existing primary unit or ~~existing~~ accessory building.