

## Exhibit A

**Table 25-5: RLM, RM and RH Small Lot Development Regulations**

### Regulations

(all figures are minimums measured from property line and in linear feet, unless otherwise indicated)

### RLM, RM and RH Zoning Districts

### Applicable Sections and Footnotes

#### Site Planning

<b>Maximum Density</b> (dwelling units per acre)	4.5 to 8 du/ac in RLM 8 to 15 du/ac in RM 22 du/ac in RH 15 to	
<b>Lot Area</b> (square feet)		Note 13
Attached homes	No minimum	
Detached homes	No minimum	
<b>Lot Dimensions</b> (Detached Housing Units)		
Width:		
... interior lot	30' in RLM; 25' in RM and RH	
... corner lot	35' in RLM, 30' in RM and RH	
Depth	No minimum	
<b>Parking</b>		
On-site spaces per dwelling	1 covered, 1 uncovered for homes larger than 960 square feet; 1 uncovered space for homes less than 960 square feet	Notes 1, 2
Off-site spaces per dwelling	1 uncovered	Note 3
<b>Landscaping</b>		
Street trees (one tree for each ...)	25 feet of street frontage	Note 4
Front yard landscaping installed by developer	Required	
<b>Residential Waste Collection and Storage</b>	For new subdivisions with street frontage, project shall provide 12 linear feet per unit on-street for toter placement. Alternatively, residential waste can be disposed of in a shared receptacle (dumpster or bin) contained within an approved trash enclosure that meets City of Fairfield standards	Note 14
<b>Open Space</b>		
Private open space per unit	In RLM zone: 450 square feet; In RM and RH zones: 280 sf	Notes 5, 12
Common open space (percent of net project area)	Five percent of net project area	Note 6
<b>Storage Space</b>	For dwelling units with less than 960 s.f.: 100 cubic feet per unit; can be provided in a centralized storage area	

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## Attachment 1

**Table 25-5: RLM, RM and RH Small Lot Development Regulations**

**Regulations**

(all figures are minimums measured from property line and in linear feet, unless otherwise indicated)

**RLM, RM and RH Zoning Districts**

**Applicable  
Sections and  
Footnotes**

### Buildings

<b>Dwelling unit size</b>	480 square feet in RLM, 200 square feet in RM and RH	Chapter 5A
<b>Lot Coverage</b> (maximum)	50% in RLM, 60% in RM and RH	
<b>Setbacks to habitable structures or unenclosed porch</b>		
<b>(not including garage)</b>		
Front or street side-yard:		
... if front of house faces a monolithic sidewalk	10'	
... if front of house faces a separated sidewalk	5'	
... if front of house faces a private courtyard	5'	
Interior side yard and rear yard	Either 0', 4', or as necessary to provide private open space	Notes 7, 8
<b>Setbacks to garages</b>		
... if garage faces any street	18'	Note 9
... if garage faces interior side yard	15'	
... if garage faces any alley or courtyard	5' exactly	
<b>Building Height Limits</b> (maximum)		Note 10
Main dwelling	35'	
Accessory Structures	See Section 25.20.4.1	Note 11

### Notes:

- (1) Tandem parking within a two-car car garage is allowed as required parking. Also, required uncovered parking may be placed in a garage, or off-site (e.g.; as an
- (2) Three-car garages facing directly toward a street shall not be permitted on any lot less than 55 feet wide. No more than 30 percent of units in a subdivision
- (3) Off-site parking spaces shall be provided within 200 feet of each lot.
- (4) All street-trees shall be located within eight feet of back of sidewalk.
- (5) Required private open space shall not be located in the required front yard setback, and shall have a minimum uncovered dimension of 8 feet. Partially covered or enclosed rear yard areas shall be allowed to be counted towards 50% of the required open space as long as they are completely open to the rear yard on a minimum of two sides; except as identified in Small Lot Examples "A" and "G" in Figure 25-1.
- (6) Projects consisting of 20 or less dwellings shall be exempt from the requirement to provide common open space.
- (7) Rear setbacks shall be increased to ten feet for lots that abut an arterial roadway.
- (8) Interior side-yard setback may be reduced to three feet for structures complying with all applicable Uniform Building Code regulations.
- (9) Garages for homes proposed on lots less than 50 feet in width shall not exceed 60 percent of the front elevation for the home and shall be recessed a minimum of five feet from the habitable portion of the home, not including any front porch.
- (10) Increased height is allowed with approval of a Conditional Use Permit, see Section 25.40.6.
- (11) A garage opening directly to an alley or courtyard shall either have a minimum 18-foot setback or three-foot setback.
- (12) Private open space may be reduced to 80 square feet with a minimum dimension of 8' when the project provides at least 200 square feet per dwelling unit of common open space developed for multiple active uses, such as playgrounds, play courts, barbecue areas, pool, etc.
- (13) Houses may be developed on a single parcel where common land ownership is 1) held by a homeowners association or a landlord and 2) when the approved development plan identifies private use areas for each unit that are the equivalent of property lines for site planning and setback purposes.
- (14) If individual toters for each unit are used, an enclosure screened from view shall be provided.