

GUIDELINES FOR TYPICAL MINIMUM LOT SIZE, SETBACK, HEIGHT, ETC. REQUIREMENTS

ZONE	AP	AGI	A1/AE	RS	RRA	R1	R2	R3	R4
MINIMUM LOT AREA	80, 160 or 320 acres	N/A	20 acres	0.5 acre	2.5 or 5 acres, if necessary	Corner lot: 7,000 sq. ft. Interior lot: 6,000 sq. ft.	7,000 sq. ft.		
MAXIMUM BUILDING HEIGHT	None, except where required for conditional uses			Main Building: 35'		Main Building: 30'		Main Building: 40'	Main Bldg: 45' or 4 stories
				Accessory Building: 15'		Accessory Building: 25'			
LOT WIDTH	None	Min. 100'	Min. 125'	Min. 180'	Minimum Corner lot: 70'; Interior lot: 60'				
LOT DEPTH	None			Min. 110'	Not > 4X Width	Minimum: 100'			
FRONT YARD	90' from centerline of the road			35' from edge of R.O.W.		25' from edge of R.O.W.	20' from edge of R.O.W.		
SIDE YARD	Corner Interior	10'			20'		15'		
		50'			40'		25'	20'	
REAR YARD	50'			40'		25'	20'		
MAX FENCE HEIGHT	No requirement			FY: 3'; RY & interior SY: 7'; SY of corner lots: 3'; see additional information in detailed Zoning regulations					
OTHER REQUIREMENTS	Lot area per dwelling unit: 2,000 sq. ft.								
	Minimum separation: Between two dwelling units: 20'; Between a dwelling unit and an accessory structure: 10'; Between all accessory structures: 6'.								
	Maximum separation between dwellings: 250'								
OFF STREET PARKING	Farm parking areas, loading areas, and roads shall be usable for the purpose for which they are provided.			Each dwelling containing up to 2 bedrooms: 1 space; Each dwelling containing 3 or more bedrooms: 2 spaces.					
				FOR MULTIPLE FAMILY DWELLINGS: Each dwelling with 1 bedroom: 1 space; Each dwelling with 2 or more than 2 bedrooms: 1½ spaces					
POOLS	Required parking spaces need to be located outside the required front yard.								
POOLS	Front yard: 50' or to be located in the rear one-half of property; Rear and side yard: 5'; Pool area not exceed 40% of rear yard. If the distance to the nearest structure is less than the depth of the pool, additional reinforcement may be required. 5' high fence required around pool. Cover or alarm required.								
POOL FILTERS & HEATING SYSTEMS	Not to be located within any yard adjacent to a public street and within 3' of a side or rear lot line.								
DETACHED ACCESSORY STRUCTURES	Front yard: 60'; Rear & side yard: 3' (rear and side yard setbacks may increase depending on size & use of the structure, check with the Building Division)								
	To be located in the rear one-half of parcel, except that a structure architecturally compatible with the principal dwelling may maintain the standard front yard setback required for the zoning district.								
STRUCTURES NOT REQUIRING BUILDING PERMIT	Allowable in rear and side yards.								
	For corner lots, such structures shall maintain a 15' street side yard setback, but shall not be closer to any side street line than the main building.								
PATIO COVERS, SUNSHADES ATTACHED TO A DWELLING	May extend into required rear yards provided the following conditions are satisfied: (1) No part of the structure shall be within 10' of the rear lot line. (2) The structure shall be unenclosed on three sides except for the following: (i) Required vertical supports, (ii) Insect screening, and (iii) Kickboards not exceeding one foot in height as measured from the ground level.								
PROJECTIONS INTO YARDS AND COURTS	Certain architectural features may extend from a main building into required yards or courts as follows: (a) Cornices, canopies, and eaves may extend beyond the front wall and/or rear wall a distance not exceeding three (3') feet. (b) Open, unenclosed outside stairways may extend beyond the front wall and/or rear wall a distance not exceeding four (4') feet six (6") inches. (c) Uncovered landings and necessary steps may extend beyond the front wall and/or rear wall a distance not exceeding six (6') feet; provided, however, such landing and steps shall not extend above the entrance floor of the building except for a railing which does not exceed three (3') feet in height. (d) Bay windows and chimneys may extend beyond the front wall and/or rear wall a distance not exceeding three (3') feet. (e) Such architectural features may also extend into any side yard a distance of not more than three (3') feet.								

- Note: 1. This is a generalized summary of Zoning requirements found in the Yolo County Code Title 8, Chapter 2, Zoning. For further details please check "Title 8, Land Development and Zoning" found at <http://www.yolocounty.org/CountyCode/TOC.pdf>
2. These standards apply to typical zoning districts and do not apply to Planned Development (PD) and some other zones. Please check with a planner for requirements for a particular PD zoning district.
3. Parcels containing structures that are non-conforming as to the required setbacks, may continue to maintain the substandard setbacks for most new additions on the parcel.
4. The required minimum separation between structures also depends upon the size and use of the structures. Please verify with the Building Division and your Fire District as to the exact requirements.