



# RVL – Residential Very Low Density Zoning Compliance SUMMARY

Design Review Type: Any Alteration or Addition

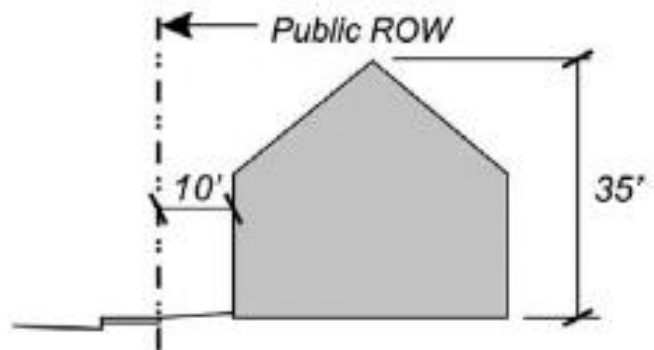
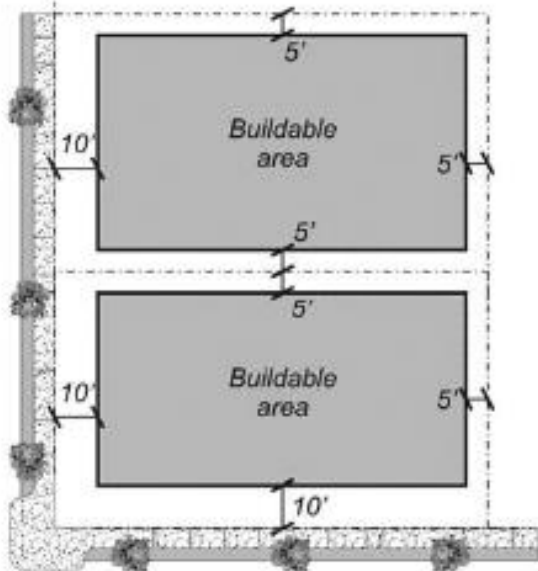
To check zoning for your property refer to a Property Report from the City’s GIS at <http://www.cityofarcata.org/322/MapsGIS> or call a planner.

Please note that the purpose of the following information is a summary of key information, designed to assist you in quickly determining whether the design for your building project can be approved administratively. Complete and definitive Zoning Compliance Tables may be found on the City’s website at <http://www.cityofarcata.org/833/Zoning-Compliance-Tables>.

We recommend that you speak with a planner if you have any questions about whether your building project design can be reviewed administratively, or whether it needs to go through the design review process with the Zoning Administrator or Planning Commission.

<b>SETBACKS – DISTANCE TO PROPERTY LINES</b>		
<i>Regulation</i>	<i>Standard</i>	<i>Code Section</i>
Front	10 Ft	9.24.050
Side (Interior)	5 Ft	9.24.050
Side (Street)	10 Ft	9.24.050
Rear	5 Ft	9.24.050
Garage – Front	20 Ft	9.24.050
Accessory Structures (AS)	Same as Above, or With Exceptions Below *	9.42.030
* AS Exception: Side and Rear	3 Ft	9.24.030.D.1
* AS Exception: If Rear Alley	5 Ft or 15 Ft from Alley Centerline, Whichever is Greater	9.24.030.D.1

### Visuals of Setback Requirements





# RVL – Residential Very Low Density Zoning Compliance SUMMARY

## IF YOUR PROPERTY HAS ANY OF THESE FEATURES – SPEAK WITH A PLANNER

Your Project May Not be Eligible for Administrative Approval

<b>Stream</b> – On Property or Adjacent Property	<b>Wetland</b> – On Property or Adjacent Property
<b>Community Forest</b> – On Property or Adjacent Property	<b>Hillside</b> with Slope Greater than 15%
In <b>Flood Zone</b> (Zones AH, AO; or V Coastal High Hazard)	In <b>Earthquake Hazard</b> Area – Alquist Priolo, Potentially Active Fault, Liquefaction

## OTHER STANDARDS

<i>Regulation</i>	<i>Standard</i>	<i>Code Section</i>
Floor Area Ratio	≤ 20% (the calculation is GROSS BUILDING AREA / LOT AREA)	9.24.050
Site Coverage	≤ 20%	9.24.050
Height	35 Ft Maximum	9.24.050