HOUSE SETBACKS
This information applies to habitable buildings in the R-1 (Low Density Residential) zones. For properties located in the Village One Specific Plan, please contact the planning division at 209-577-5267

Interior (Non-Corner) Lot Setbacks:
- From Front Property Line: 15' (Dwelling)
- 20' (Front Facing Garage)
- From Side Property Line: 5' (1st Story)
- 10' (2nd Story)
- From Rear Property Line: 10' (1st Story), 15' (2nd Story) See Note 1 for exception

![Diagram showing setback rules for interior lots]

Corner Lot Setbacks:
- From Front Property Line: 15' (Dwelling)
- 20' (Front Facing Garage)
- From Street Side Property Line: 15' (Dwelling), 20' (Street Facing Garage)
- See Note 2 for exceptions
- From Side Property Line: 5' (1st Story)
- 10' (2nd Story)
- From Rear Property Line: 10' (1st Story), 15' (2nd Story) See Note 1 for exception

![Diagram showing setback rules for corner lots]

Second Story Review:
New 2-Story or 2nd Story addition may require a Second Story Review; see "LINK".

Lot Coverage:
The portion of a lot occupied by structures (including all dwellings, patios, porches, garages, and covered parking spaces) must not exceed the percentage listed.

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>Maximum</td>
<td>R-1</td>
</tr>
<tr>
<td>Interior Lot</td>
<td>50 %</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>55 %</td>
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</tbody>
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NOTES: 1. Rear setback for any building that backs up to a Major Collector, Arterial Street or Expressway is 15'.
2. Street side setback is 7' 6" for lots older than 1955.