### Valley Code Comparison - Single Family Zones with Lots of 7,000 sq.ft. or Less, By Right

As part of our writing process for the Development Code, we contacted some of our neighboring cities to see how they draft with single-family development. While we don't necessarily want to copy everybody else, it is helpful to understand how our new rules are different, similar to these of similar communities. On the left side of the table below the line 4 and 5, which are the most commonly used single-family zones in the new development Code, and compare them to other similar family zones in the Central Valley. To make sure we weren't comparing apples to oranges, we only looked at lots that allow lots of 7,000 square feet or less, and we looked at standard "by right" zoning, i.e. zones that require special approvals such as our Regional Development and Conditional Use Permits.

#### Fresno (New Code) vs. Fresno (Current Code)

<table>
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<tr>
<th>Zone</th>
<th>Minimum Lot Size (sq. ft.)</th>
<th>Max. Lot Size (sq. ft.)</th>
<th>Min. Lot Width (ft.)</th>
<th>Min. Lot Depth (ft.)</th>
<th>Maximum Height (ft.)</th>
<th>Maximum Height (Stories)</th>
<th>Min. Front Setback (ft.)</th>
<th>Min. Garage Setback (ft.)</th>
<th>Min. Side Setback (ft.)</th>
<th>Min. Rear Setback (ft.)</th>
<th>Max. Lot Coverage (%)</th>
<th>Minimum Parking Spaces</th>
<th>Architectural Regulations</th>
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</table>
| RS-1   | 5,000                     | 7,000                  | 40                  | 80                 | 35                   | 2                         | 10                      | 15                      | 10                      | 10                      | 50                   | 1 covered space          | None Reduced lot size and setback available in RS-1 if out of 10 standards are met, such as:  
Garage may not take up more than 50% of facade  
No more than 2 buildings  
No open space expansion of existing garages:  
Must have front porch  
Materials used on facade should be continued onto side and rear facades |  
Roofing material shall be roof life, composition shingles, ceramic tile, or wood shakes  
Additional siding material shall be composed of brick, hardy board, or metal siding  
No exposed block shall be visible on any portion of the dwelling  
Reflective glass not permitted  
Avoid reflective materials and bright colors  
No reflective metal siding  
Small and uniform transitions between homes  
Use fly ash to improve workability of concrete on homes  
Avoid the use of low quality materials  
Avoid excessive repetition of identical roof plans and elevations throughout a neighborhood  
Avoid protruding garage doors  
Avoid locating parking spaces near a space obstructed by the garage  
Don't let driveway dominate |
| RS-2   | 4,000                     | 6,000                  | 50                  | 100                | 25                   | 2                         | 15                      | 20                      | 15                      | 10                      | 50                   | 2 covered spaces         | None Architectural styles allowed: Craftsmen, bungalow, Spanish, Mediterranean, Tudor, Victorian  
Avoid long expanses of blank garage doors  
Must have front porch  
Materials used on facade should be continued onto side and rear facades  
Roofing material shall be composed of composition shingles, ceramic tile, or wood shakes  
Additional siding material shall be composed of brick, hardy board, or metal siding  
No exposed block shall be visible on any portion of the dwelling  
Reflective glass not permitted  
Avoid reflective materials and bright colors  
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Avoid locating parking spaces near a space obstructed by the garage  
Don't let driveway dominate |
| RS-3   | 3,000                     | 4,000                  | 60                  | 110                | 35                   | 3                         | 20                      | 25                      | 20                      | 15                      | 50                   | 2 covered spaces         | None Architectural styles allowed: Craftsman, bungalow, Spanish, Mediterranean, Tudor, Victorian  
Avoid long expanses of blank garage doors  
Must have front porch  
Materials used on facade should be continued onto side and rear facades  
Roofing material shall be composed of composition shingles, ceramic tile, or wood shakes  
Additional siding material shall be composed of brick, hardy board, or metal siding  
No exposed block shall be visible on any portion of the dwelling  
Reflective glass not permitted  
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Don't let driveway dominate |
| RS-4   | 2,000                     | 3,000                  | 70                  | 190                | 25                   | 2                         | 25                      | 30                      | 20                      | 25                      | 50                   | 3 covered spaces         | None Architectural styles allowed: Craftsman, bungalow, Spanish, Mediterranean, Tudor, Victorian  
Avoid long expanses of blank garage doors  
Must have front porch  
Materials used on facade should be continued onto side and rear facades  
Roofing material shall be composed of composition shingles, ceramic tile, or wood shakes  
Additional siding material shall be composed of brick, hardy board, or metal siding  
No exposed block shall be visible on any portion of the dwelling  
Reflective glass not permitted  
Avoid reflective materials and bright colors  
No reflective metal siding  
Small and uniform transitions between homes  
Use fly ash to improve workability of concrete on homes  
Avoid the use of low quality materials  
Avoid excessive repetition of identical roof plans and elevations throughout a neighborhood  
Avoid protruding garage doors  
Avoid locating parking spaces near a space obstructed by the garage  
Don't let driveway dominate |
| RS-5   | 1,000                     | 2,000                  | 80                  | 210                | 35                   | 3                         | 35                      | 40                      | 35                      | 25                      | 50                   | 5 covered spaces         | None Architectural styles allowed: Craftsman, bungalow, Spanish, Mediterranean, Tudor, Victorian  
Avoid long expanses of blank garage doors  
Must have front porch  
Materials used on facade should be continued onto side and rear facades  
Roofing material shall be composed of composition shingles, ceramic tile, or wood shakes  
Additional siding material shall be composed of brick, hardy board, or metal siding  
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