

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

As part of our vetting process for the Development Code, we contacted some of our neighboring cities to see how they dealt 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 and similar to those of similar communities. On the left side of the table we show RS-4 and RS-5, which are the most commonly used single-family zones in the new Development Code, and compare them to other similar single-family zones in the Central Valley. To make sure we weren't comparing apples to oranges, we only looked at zones that allow lots of 7,000 square feet or less, and we looked at standard "by right" zoning, not zones that require special approvals such as Planned Developments and Conditional Use Permits.

KEY:

- Fresno's new RS-5 zone is **LESS** strict
- Fresno's new RS-5 zone is the same or about the same
- Fresno's new RS-5 zone is **MORE** strict

	Fresno (New Code)		Fresno (Current Code)		Clovis		Sanger	Kerman	Visalia	Bakersfield		Madera	Merced		Modesto			Stockton	Sacramento							
	RS-4	RS-5	R-1	R-1	R-1-MD	R-1-6	R-1-7	R-1-6	R-1	R-1-4.5	R-1	R-1-6	R-1-5	R-1	R-2	R-3	RL	R-1								
Min. Lot Size (sq. ft.)	5,000	4,000	5,000	6,000	4,000	6,000	7,000	6,000	6,000	4,500	6,000	6,000	5,000	5,000	6,000	6,000	5,000	6,200								
Max. Lot Size (sq. ft.)	9,000	6,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA								
Min. Lot Width (ft.)	50	40	50	60	50	60	70	70	55	55	50	60	50	50	60	60	50	62								
Min. Lot Depth (ft.)	85	70	90	110	90	100	100	No standard	90	90	80	100	80	NA	NA	NA	No standard	100								
Maximum Height (ft.)	35	35	35	35	35	25	35	35	35	35	35	40	40	42	42	42	35	35								
Maximum Height (stories)	NA	NA	NA	2.5	2.5	2	NA	2.5	NA	NA	NA	NA	NA	3	3	3	NA	NA								
Min. Front Setback (ft.)	13	13	20	20	15	20	15	15	20	20	20	20	15	25	25	25	20	25								
Min. Garage Setback (ft.)	18	18	18	20	20	20	25	22	25	20	20	20	20	20	20	20	20	20								
Min. Side Setback (ft.)	4	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5								
Min. Rear Setback (ft.)	10	10	20	20	15	10	15	25	25	25	15	10	10	15	15	15	10	15								
Max. Lot Coverage (%)	50	60	45	40	45	40	40	40	45	45	NA	45	50	50	55	60	50	40								
Minimum Parking Spaces	1 covered space		1 covered space		2 covered spaces		1 covered space		2 covered spaces		1 covered space		2 covered spaces		2 covered spaces			2 covered Spaces								
Architectural Regulations	None Reduced lot size and setback available in RS-5 if 5 out of 10 standards are met, such as: - Garage may not take up more than 50% of façade -No more than 8' between windows, doors, façade offsets, etc. -Must have a porch, bay window, balcony, or similar façade element.		None		None		- Architectural styles allowed: Craftsman bungalow, Spanish, Monterey, Colonial, Tudor, Victorian - Avoid long expanses of blank garage doors Must have front porch dominating façade of unit - Materials used on front facade should be continued onto side and rear facades		- Roofing material shall be composed of composition shingles, ceramic tile, or wood shakes - Exterior siding material shall be composed of wood, masonry, plaster		- Roof material: tile, composition shingles, wood shakes and shingles - siding material: stucco, brick, wood, stone, avoid reflective metal siding		None		- Bay windows may not exceed 1ft 6in. - No composition roof materials permitted except architectural grade shingles - Use complimentary colors		- No exposed block shall be visible on any portion of the dwelling - Reflective glass not permitted. - Avoid reflective materials and bright colors			- Smooth 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 floor plans and elevations throughout a neighborhood - Avoid protruding garage doors - Avoid locating porch/entryway in a location obstructed by the garage - Don't let driveway dominate				
Sidewalk Requirements	Both sides, park strip encouraged		Both sides, no park strip required		Both sides, no park strip required		Both sides, park strip required		Both sides, no park strip required		Both sides, no park strip required		Both sides, no park strip required		Both sides, no park strip required			Both sides, no park strip required		Both sides, park strip required						
Max Block Length (ft.)	600		No standard		Interconnected streets encouraged, block length not specified		600		600		1,320		1,000		No standard			600		1,100			1,200		No standard	
Connections to Major Streets Required?	1 per 600 feet		No		No		Yes		No		Differs case by case		No		No			Every 200 feet		Yes			Yes		Yes	
Pedestrian Connections to Adjacent Commercial Areas Required?	Yes		No		No		Yes		Yes		Differs case by case		Yes		No			Yes, landscaped walkways		Yes			Yes		Yes	
Cul-De-Sacs / Dead End Streets Allowed?	Only 20% of streets may be cul-de-sacs (This req. may be removed in exchange for shorter average block lengths)		Yes		Yes		Restricted		Restricted		Restricted		Yes		Yes			Yes		Restricted			Yes			
Max. Length of Cul-De-Sacs / Dead End Streets (ft.)	500		450		500		600		700		800		1000		450			500		750			500		500	
Pedestrian Connections for Cul-De-Sacs Required?	Yes		No		No		No		Differs case by case		No		No		No			Yes		For emergency access			Yes		No	
Local Street Width (curb-to-curb) (ft.)	36		36		36		36		36		36		40		36			36		36			36		30	
					(32' allowed if located within 200' of a 36' wide street)													(Some 34' streets are allowed if located near a 36' street)								

Development Code - Part II: Base Districts

Development Code - Part IV: Land Divisions

PW Standards