

Arvin Zoning Standards

ZONES

	R-1	R-1-8	R-1-10	R-2	R-2-7.5	R-3	R-4	E	E-1	E-2	E-3	C-O	N-C	C-1	C-2	M-1	M-2	M-3	A-1	A-2
ZONING STANDARDS	One Family Residential 17.08	One Family Residential 17.08	One Family Residential 17.08	Two Family Residential 17.10	Two Family Zone 17.10	Limited Multiple Family Residential 17.12	Multiple Family Residential 17.14	Estate 17.18 (10,000)	Estate 17.18 (12,000)	Estate 17.18 (18,000)	Estate 17.18 (24,000)	Professional Office 17.20	Neighborhood Commercial 17.22	Restricted Commercial 17.24	General Commercial 17.26	Limited Manufacturing 17.28	Light Manufacturing 17.30	General Manufacturing 17.32	Light Agriculture 17.34	General Agriculture 17.36
Setbacks																				
Front Yard (min.)	20 feet(1)	20 feet(1)	20 feet(1)	25 feet(1)	25 feet(1)	15 feet(1)	10 feet(1)	25 feet(1)	25 feet(1)	25 feet(1)	25 feet(1)	10 feet	10 feet	40 feet from street centerline. On properties fronting Bear Mtn. Blvd., 72 feet from centerline required (8)	40 feet from street centerline. On properties fronting Bear Mtn. Blvd., 72 feet from centerline required (8)	40 feet from street centerline. On properties fronting Bear Mtn. Blvd., 72 feet from centerline required (8)	40 feet from street centerline. On properties fronting Bear Mtn. Blvd., 72 feet from centerline required (8)	40 feet from street centerline. On properties fronting Bear Mtn. Blvd., 72 feet from centerline required (8)	25 feet (12)	25 feet (12)
Side Yard Interior Lot (min.)	5/5 feet	5/5 feet	5/5 feet	5/5 feet	5/5 feet	5/5 feet	5/5 feet	5/5 feet	5/5 feet	5/5 feet	5/5 feet	No requirement (6)	5/5 feet	No requirement (10)	No requirement (10)	No requirement (13)	No requirement (13)	No requirement (13)	5/5 feet	5/5 feet
Side Yard Corner Lot (min.)	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	10 feet/5 feet	No requirement (6)	10 feet/5 feet	No requirement (10)	No requirement (10)	No requirement (13)	No requirement (13)	No requirement (13)	10 feet/5 feet	10 feet/5 feet
Rear Yard	10 feet	10 feet	10 feet	5 feet	15 feet	15 feet (4)	15 feet (5)	10 feet	10 feet	10 feet	10 feet	0 (7)	0 (7)	0 (7)	0 (7)	No requirement (13)	No requirement (13)	No requirement (13)	10 feet	10 feet
Distance between structures on same lot (min)	5 feet	5 feet	5 feet	10 feet between dwellings on same lot; 5 feet between dwellings & accessory bldgs.	10 feet between dwellings on same lot; 5 feet between dwellings & accessory bldgs.	10 feet between dwellings on same lot; 5 feet between dwellings & accessory bldgs.	10 feet between dwellings on same lot; 5 feet between dwellings & accessory bldgs.	5 feet	5 feet	5 feet	5 feet	No requirement (11)	No requirement (11)	No requirement (11)	No requirement (11)	No requirement (11)	No requirement (11)	No requirement (11)	5 feet	5 feet
Dwelling Size (min.)	775 s.s.f. min	1,251 s.f., min.	1,500 s.f., min.	NA	1,200 s.f. min	NA	NA	775 s.s.f. min	775 s.s.f. min	775 s.s.f. min	775 s.s.f. min	NA	NA	NA	NA	NA	NA	NA	NA	NA
Density (max.)	1 unit/lot(2)	one dwelling	one dwelling	1 unit per 3,000 s.f. of lot area(3)	1 unit per 3,750 s.f. of lot area	1 unit per 1,500 s.f.	1 unit per 1,000 s.f.	1 unit/lot(2)	1 unit/lot(2)	1 unit/lot(2)	1 unit/lot(2)	NA	NA	NA	NA	NA	NA	NA	1 unit/lot(2)	1 unit/lot(2)
Coverage (max.)				50%								NA	NA	NA	NA	NA	NA	NA	NA	NA
Lot Area (min.)	6,000 s.f.	8,000 s.f.	10,000 s.f.	6,000 s.f.	7,500 s.f.	6,000 s.f.	6,000 s.f.	10,000 s.f.	12,000 s.f.	18,000 s.f.	24,000 s.f.	8,000 s.f.	6,000 s.f.	6,000 s.f.	6,000 s.f.	6,000 s.f.	6,000 s.f.	6,000 s.f.	5 acres	5 acres
Height (max.)	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	4 stories/45 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	2.5 stories/35 feet	4 stories/45 feet	1.5 stories/15 feet	4 stories/50 feet	6 stories/75 feet (9)	2 stories/35 feet	6 stories/75 feet	13 stories/150 feet	4 stories/45 feet	4 stories/45 feet

- NOTES**
- Exceptions apply in existing neighborhoods with existing development. See 17.08.040A and B
 - A second dwelling is allowed per second dwelling ordinance
 - Lots less than 3,000 s.f. may only have one unit
 - May be reduced to 5 feet if not more than 55% of lot is covered with structures
 - May be reduced to 5 feet if not more than 60% of lot is covered with structures
 - Dwellings shall comply with side yard requirements of the R-4 zone.
 - Except where the site abuts a street or residential district, in which case the setback shall be 10 feet, 20 feet when the rear yard abuts an industrial zone.
 - 45 feet from centerline on a secondary highway; 55 feet from centerline of major highway; 72 feet from centerline of Bear Mtn. Boulevard
 - Unless bldg sets back from each street, alley, lot line at least one foot for each 3 feet of height above 6 stories/75 feet, up to a maximum of 135 feet/10 stories
 - Except for when it abuts a street or residential district it shall be 10 feet; 20 feet for industrial
 - Except for residential structures which must comply with yard standards of the R-4 zone
 - Exceptions apply. See Section 17.34.040 A.
 - Side and rear setbacks are not required except where the side or rear line abuts a street or residential property line, the setback shall be 20'