### Arvin Zoning Standards

#### ZONES

<table>
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<tr>
<th>ZONING STANDARDS</th>
<th>R-1</th>
<th>R-1-8</th>
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<td>Lot Area (min.)</td>
<td>7,500 s.f.</td>
<td>5,000 s.f.</td>
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</tr>
<tr>
<td>Dwelling Size (min.)</td>
<td>775 s.f.</td>
<td>2,250 s.f.</td>
<td>1,200 s.f.</td>
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<tr>
<td>Coverage (min.)</td>
<td>50%</td>
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<td>Cuil Area (min.)</td>
<td>3,000 s.f.</td>
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<td>Height (max.)</td>
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**NOTES**

1. Exceptions apply in existing neighborhoods with existing development. See 17.08.040A and B.
2. A second dwelling is allowed per second dwelling ordinance.
3. Lots less than 3,000 s.f. may only have one unit.
4. May be reduced to 5 feet if not more than 55% of lot is covered with structures.
5. May be reduced to 5 feet if not more than 60% of lot is covered with structures.
6. Dwellings shall comply with side yard requirements of the R-4 zone.
7. 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.
8. 45 feet from centerline on a secondary highway; 55 feet from centerline of major highway; 72 feet from centerline of Bear Mtn. Boulevard.

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### Extensive Notes

1. **Min.** indicates the minimum requirement.
2. **Max.** indicates the maximum allowed height.
3. **Min.** and **Max.** together indicate a range of possible values.
4. **Density** requirements vary by zone, with one unit per 1,500 s.f. or less for residential zones and one unit per 1,000 s.f. or less for commercial zones.
5. **Coverage** requirements are consistent across all zones, ranging from 50% to 100%.
6. **Height** limitations are set at 100 feet for most zones, with slight variations for specific conditions.
7. **Distance between structures** on a lot are specified for both the same lot and neighboring lots, with minimum distances varying by zone.
8. **Rear Yard** setbacks are specified for different minimum and maximum values, with distances ranging from 10 feet to 50 feet.
9. **Lot Area** requirements vary significantly, with a minimum of 7,500 s.f. for some residential zones and a maximum of 20,000 s.f. for commercial zones.
10. **Dwelling Sizes** are specified in square feet, with one dwelling unit typically allowed per certain lot sizes.
11. **Density** requirements are specified in units per acre, with some zones allowing for one unit per 3,500 s.f. or less of lot area.
12. **Coverage** requirements ensure that the built structure does not exceed a certain percentage of the lot area.
13. **Height** limitations are set at 100 feet for most zones, with slight variations for specific conditions.
14. **Distance between structures** on a lot are specified for both the same lot and neighboring lots, with minimum distances varying by zone.
15. **Rear Yard** setbacks are specified for different minimum and maximum values, with distances ranging from 10 feet to 50 feet.
16. **Lot Area** requirements vary significantly, with a minimum of 7,500 s.f. for some residential zones and a maximum of 20,000 s.f. for commercial zones.
17. **Dwelling Sizes** are specified in square feet, with one dwelling unit typically allowed per certain lot sizes.
18. **Density** requirements are specified in units per acre, with some zones allowing for one unit per 3,500 s.f. or less of lot area.
19. **Coverage** requirements ensure that the built structure does not exceed a certain percentage of the lot area.
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