

Chapter 17.56 LOT DEVELOPMENT STANDARDS

Sections:

- [17.56.010](#) Generally.
- [17.56.020](#) Additional development standards.
- [17.56.030](#) Accessory commercial, industrial and office uses.

17.56.010 Generally.

A. All buildings or structures or portions of structures developed or modified under the terms of this title shall comply with the development standards of Tables 3A, 3B and 4 (Lot Development Standards and Structure Setback Matrix).

B. Some developments within the city contain standards regulating issues such as building/structure height, yard setbacks, floor area ratio and fencing which may be less or more restrictive than the development standards contained within this section. Such individualized standards, typically prescribed by conditions of approval of the underlying subdivisions or planned developments, shall prevail over the standards contained within this section, except where, as determined by the community development director, application of standards unique to a particular development would be inconsistent with the general plan. In such cases, the community development director shall consult with the planning commission in determining if current standards from this title should be applied.

**Table 3A
LOT DEVELOPMENT STANDARDS**

ZONE	MAXIMUM FLOOR AREA RATIO	MAXIMUM SITE COVERAGE (%)	MAXIMUM STRUCTURE HEIGHT (In Feet)
A-1	N/A	N/A	45 nonresidential/30 residential
R-R	N/A	N/A	30
R-1	N/A	50 for single story 45 two or more stories	30
R-2	N/A	50 for single story 45 two or more stories	30
R-3	N/A	60	35
R-4	N/A	70	45
C-1	.40	N/A	30
C-2	$2.0^1 / .60^2$	N/A	45

C-H	.40	N/A	30
O-F	.40	N/A	35
BIP	.40	N/A	35
M-1	.40	N/A	40
M-2	.40	N/A	50
PQP	.50	N/A	40
P-R	.20	N/A	25
O-S	.05	N/A	25
P-D	Per PD Plan	Per PD Plan	Per PD Plan

Footnotes:

1. 2.0 FAR for office and commercial uses.
2. 0.60 FAR for non-office and non-commercial uses.

The F.A.R. number is the maximum allowed for any combination of uses in a given zone.

Building height exceptions/modifications appear in Section [17.56.020\(A\)](#).

**Table 3B
LOT DEVELOPMENT STANDARDS**

ZONE	MINIMUM LOT AREA (SQ. FT. OR ACRES)	MINIMUM LOT WIDTH OR DEPTH (IN FEET)
A-1	5 acres	300
R-R	1 acre	100
R-1	7,000 sf average minimum with a 6,000 sf absolute minimum.	60 ^{1,2}
R-2	6,000 square foot average minimum with a 5000 square foot absolute minimum	50 ^{1,2}
R-3	6,000/10,000 ³	60/80 ³
R-4	10,000	80
C-1	10,000	80
C-2	5,000	50
C-H	10,000	80
O-F	10,000	80
BIP	10,000	80

M-1	10,000	80
M-2	1 acre	100
PQP	N/A	N/A
P-R	N/A	N/A
O-S	N/A	N/A
P-D	Per Table 2B	Per PD Plan

Footnotes:

1. Corner lots shall be ten (10) feet wider.
2. Lot sizes for detached or attached split lot duplex affordable housing units shall be a minimum R-2 zone and a minimum of three thousand five hundred (3,500) sq ft in the R-1 zone. Lot sizes for detached or attached duplexes shall be a minimum eleven thousand five hundred (11,500) square feet in the R-2 zone and a minimum of thirteen thousand five hundred (13,500) square feet in the R-1 zone. Duplexes or split lot duplexes are allowed only on corner lots.
3. Six thousand (6,000) sf/60 feet width/depth for single family development; ten thousand (10,000) sf/80 feet width/depth for multiple family development.

Note: Minimum lot sizes may be reduced for residential subdivisions if tentative or parcel map approval is obtained at the upper reaches of the applicable density range for the site as prescribed by the general plan (see Section 17.60.020) or where a project may include affordable housing and/or an affordable housing density bonus (see Section 17.60.030).

Table 4
BUILDING/STRUCTURE SETBACK MATRIX
(All Setbacks measure in Feet)

	A- 1 ^F	R- R	R-1	R-2	R-3 ^F	R-4 ^F	C- 1	C- 2 ^F	C- H	O- F ^F	BIP ^F	M- 1 ^F	M- 2 ^F	P-Q P ^F
Front Yard	25	25	20 ^G	20 ^G	20 ^G	20 ^G	20	0	25	20	25	25	25	20
Secondary Frontage ^A	20	20	15	15	20	20	20	0	25	20	25	25	25	20
Alley	5	5	5	5	5	5	0 ^B	0 ^B	0 ^B	0 ^B	0 ^C	0 ^C	0 ^C	0 ^B
Side Yard	20	15	5/10 ^{D,E}	5/10 ^{D,E}	5/10 ^{D,E}	5/15 ^D	0 ^B	0 ^B	0 ^B	10 ^C	10 ^C	10 ^C	15 ^C	10 ^B
Rear Yard	15	25	25 ^E	20	20	10	0 ^B	0 ^B	0 ^B	10 ^C	15 ^C	15 ^C	15 ^C	0 ^B

Footnotes:

- A. Add five feet if lot is located on a major arterial.
- B. Setback of ten (10) feet if adjoining an R district.
- C. Setback of twenty-five (25) feet if adjoining an R district.
- D. Where a combination of stories occurs, the ten (10) foot setback shall be situated to the 2-story side.
- E. One side setback shall be five feet, the other shall be ten (10) feet, the ten (10) foot setback should be on the garage side.
- F. These zones require an additional one foot setback for all yards for each one foot of building/structure height over thirty (30) feet. Where the zone may not require an alley, side or rear yard setback, a minimum setback of twenty (20) feet shall be required for any building/structure over thirty (30) feet in height.
- G. Front patios are allowed a fifteen (15) foot front setback.

Additional setback exceptions/modifications appear in Section [17.56.020\(B\)](#) and (C).

(Editorially amended during 2003 codification; Ord. 2003-01 §§6-8; Ord. 97-03 § 2 (part): prior code § 8-1.5301)

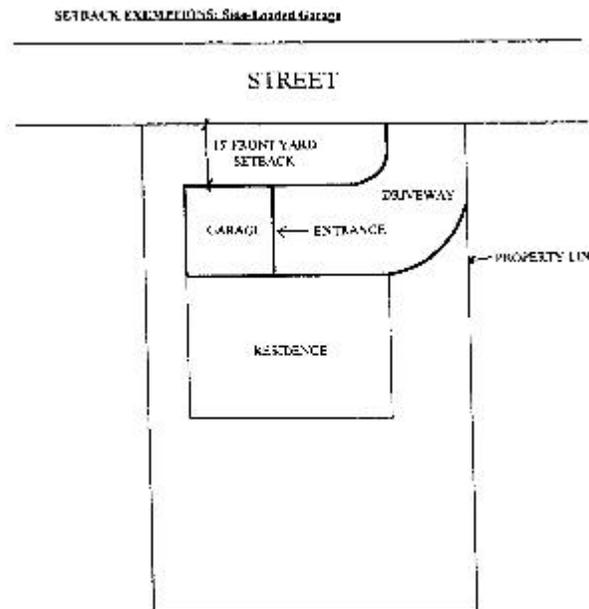
17.56.020 Additional development standards.

- A. Building/Structure Height Exceptions/Modifications.
 - 1. In any zone the following structures or portions of structures may be extended not more than ten (10) feet above the height limits set forth in the zone (provided, however, applicable state and federal regulations shall govern wherever conflicts occur): chimneys, spires, flagpoles, water, fire and hose towers, distribution lines and poles, windmills, smokestacks, radio, television and radar towers, masts, aerials, television and radio antennas (including telescoping antennas when fully extended) and similar structures. Antennas and similar structures shall be combined (co-located) and camouflaged to the extent possible to reduce the potential for adverse visual impacts.
 - 2. Satellite dishes larger than eighteen (18) inches in diameter in R-districts may only be ground-mounted, and shall be limited in height to twelve (12) feet above final grade when fully extended. Such antennas may only be located to the rear of a principal residence, and must observe applicable side and rear yard setbacks. Landscaping to screen the structure from adjoining properties or streets is strongly recommended.
 - 3. The zoning administrator may consider a variance application to approve an increase in building/structure height standards, provided that the variation from the ordinance standard does not exceed twenty-five (25) percent.

B. Setback Exceptions/Modifications.

1. On a lot in any residential (R) zone, the required front yard setback of a proposed principal residence may be reduced to the average of the established front yard setbacks of the principal residences on the adjoining lots (lots located on either side of the subject property).
2. The front yard setback of a garage or carport shall be a minimum distance of twenty (20) feet.
3. Where a garage is side-loaded (oriented away from a street) in an R-1 or R-2 district, the twenty (20) foot front-yard setback of the garage may be reduced by five feet. (See following diagram.)

SETBACK EXEMPTIONS: Side-Loaded Garage



4. Where joint or concurrent development of two or more adjoining lots is proposed, the required individual yard setbacks for each use may be met without respect to location of the intervening lot line, subject to review and approval of the community development director, or planning commission where one or more of the uses requires a use permit. A deed restriction shall be recorded which recognizes the provision of the joint yard setback requirement.
5. The zoning administrator may consider a variance application to approve reductions in yard setback standards, provided that the variation from the ordinance standard does not exceed twenty-five (25) percent.

C. Encroachment Into Setbacks.

Certain architectural features may extend from a building structure into a required setback as follows:

1. Cornices, canopies and eaves may extend into required front, side or rear yards a distance not exceeding two feet.
2. Open, un-enclosed outside stairways and landings must be set back from any property line a distance of three feet.
3. Bay windows and chimneys may extend into required front, side or rear yards a distance not exceeding two feet. The aggregate length of all bay windows that project into a required yard shall not exceed one-half of the total length of the applicable building side.
4. Patio covers, elevated decks (thirty (30) inches or higher), sunshades and similar structures shall abide by side and front yard setbacks of the zone, but may extend into required rear yards provided required setbacks the following conditions are satisfied:
 - a. No part of the structure shall be located within ten (10) feet of the rear lot line and three feet of any side lot line.
 - b. No more than thirty (30) percent of a required rear yard may be covered by such a structure.
 - c. The structure shall be unenclosed on at least three sides except for the following:
 - i. Required vertical supports;
 - ii. Insect screening; and
 - iii. Kickboards not exceeding one foot in height as measured from the finished-floor level.
5. Where an accessory building is attached to the main building by a deck, common wall or roof, it shall be considered a portion of the main building and shall comply in all respects with the requirements of this title applicable to the main building, except as provided in subsection (C)(4), above.
6. Free-standing accessory buildings and structures in R districts, whether or not requiring a building permit (such as a metal shed, garage, greenhouse, gazebo, carport, play structure, trellis, arbor or patio cover), may not be located in the required front yard of the particular zone, unless provided for elsewhere in this title.

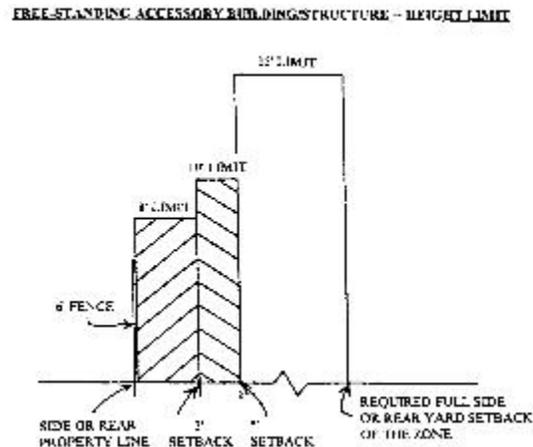
Free-standing accessory buildings and structures may be located within required side and rear yards, subject to the following standards:

- a. A minimum five-foot setback shall be required for garages and carports;
- b. A minimum three-foot setback shall be required for that portion of an any free-standing accessory building or structure exceeding a height of eight feet;
- c. A five-foot setback shall be required for that portion of any free-standing

accessory building or structure exceeding a height of ten (10) feet; and

d. A maximum fifteen (15) foot height limit shall apply to any free-standing accessory structure or building located in the area between the five-foot setback line and the standard full side and rear yard setback required of the zone. (See following diagram.)

FREE-STANDING ACCESSORY BUILDINGS/STRUCTURE—HEIGHT LIMIT



e. No more than thirty (30) percent of a required rear yard may be covered by accessory structures.

7. A trellis or arbor is permitted in the front yard if the trellis covers a walkway. No property line setback is required. The trellis may not exceed a height of eight feet or width of six feet.

8. Swimming pools, spas and hot tubs shall be allowed as accessory uses within residentially (R) zoned property, subject to maintaining a minimum setback of five feet from any existing buildings on site and from rear and side property lines. Pools, spas, hot tubs, and ground-mounted mechanical equipment shall not be permitted within the required front yard setback of the zone.

9. The conversion of existing, open structures to enclosed structures (such as conversion of a carport to a garage or enclosure of a covered porch) shall be subject to all current yard setback requirements of this title.

10. No new structural development shall be permitted which crosses a property line unless a variance is obtained from the planning commission the subject properties are first voluntarily merged by the property owners, or the setbacks are approved under subsection (B)(4) above.

11. In all instances, buildings and structures must provide adequate clearance from property lines and/or between buildings and structures to ensure adequate access for emergency personnel and equipment.

D. Creek Bank Setbacks.

No new structural development shall be allowed within fifty (50) feet of the top of bank along Putah Creek west of Railroad Avenue and along Dry Creek or within one hundred (100) feet of the top of bank of Putah Creek east of Railroad Avenue.

E. Historic District Store—Fronts.

New developments or major alterations to existing buildings (involving renovation of more than fifty (50) percent of existing gross floor area) in the Main Street Historical District shall ensure inclusion of store-front pedestrian access from Main Street by placement of doorways not more than forty (40) feet apart where structurally feasible. (Ord. 2003-01 § 9; Ord. 97-03 § 2 (part): prior code § 8-1.5302)

17.56.030 Accessory commercial, industrial and office uses.

A. Retail Activity in Industrial Uses.

Up to twenty (20) percent of the area of a building with a primary industrial use may be used for the wholesale or retail sale of products.

B. Office in Industrial or Commercial Uses.

Up to twenty (20) percent of the area of a building with primary industrial or commercial use may be used for the administrative or support offices related to the primary industrial or commercial use on the property.

C. Employee Services.

Cafeteria and other services for the benefit of the employees of the primary use on the site may be provided to commercial, office and industrial uses. (Ord. 97-03 § 2 (part): prior code § 8-1.5309)

This page of the Winters Municipal Code is current through Ordinance 2010-02, passed March 8, 2010.
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