

**CITY OF WALNUT CREEK
SUMMARY OF DEVELOPMENT REGULATIONS
RESIDENTIAL ZONING DISTRICTS**

Rev. 25AN05

	Zoning District	Minimum Lot Size (Sq.ft.)	Maximum Density (Sq.ft. / Unit)	LOT LAYOUT		MINIMUM SETBACKS (ft.)				MAXIMUM		
				Minimum Lot Width & Frontage (ft.) (b)	Minimum Depth (ft.)	Front yard	Side yard			Rear yard	Coverage of Net Lot Area	Building Height/ Stories
							Interior (Min./Total)	2nd Floor	Corner			
Single Family	R - 40	40,000	-	140	150	30	15		30	20	N/A	25 / 2 (h)
	R - 20	20,000	-	120	150	20	15		15 (d)	20	25%	25 / 2 (h)
	R - 15	15,000	-	100	120	20	10 / 25		10 (d)	15	25%	25 / 2 (h)
	R - 12	12,000	-	90	100	20	10		10 (d)	15	30%	25 / 2 (h)
	R - 10	10,000	-	80	100	20	5 / 15	10 (k)	10 (d)	15	35%	25 / 2 (h)
	R - 8.5	8,500	-	75	95	20	5 / 15	10 (k)	10 (d)	15	40%	25 / 2 (h)
	R - 8	8,000	-	75	95	20	5 / 15	10 (k)	10 (d)	15	40%	25 / 2(h)
Multiple Family	D - 3	6,000	3,000 (a)	60	N/A	15(j)	5 (c)	-	10	10	50%	25 / 2 (h)
	M - 3	15,000	3,000	90	N/A	20	10 (c)	-	20	10 (e)	50%	30 (h,i)
	M - 2.5	10,000	2,500	90	N/A	15	5 (c)	-	10	10 (f)	50%	30 (h,i)
	M - 2	8,000	2,000	60	N/A	15	5 (c)	-	10	10 (f)	60%	30 (h,i)
	M - 1.5	9,000	1,500	90	N/A	15	5 (c)	-	10	5 (g)	70%	30 (h,i)
	M - 1	5,000	1,000	50	N/A	15	5 (c)	-	10	5 (g)	70%	30 (h,i)

- (a) 3,000 square feet for each of the first two units; 4,500 sq.ft. for each additional unit; maximum of four units on one lot.
- (b) In the event that more than 1/2 of the front lot line is a concave curve, the minimum lot frontage shall not be less than 50% the required lot width, and the actual width of the lot measured at the required front yard setback shall be not less than 80% of the required lot width.
- (c) Buildings over one story in height shall provide, for the second story, the minimum required setback plus three inches for every foot over 10 feet in height.
- (d) If a corner lot abuts two front yards (interior lots), then the street side yard is the same as the required front yard setback.
- (e) The minimum setback shall be 20 feet when adjacent to any single family development.
- (f) Six inches per one foot of building height but not less than 10 feet.
- (g) Three inches per one foot of building height but not less than 5 feet.
- (h) Height may be increased by four feet if at least 75% of the horizontal roof area maintains a minimum pitch of 3:12 or greater.
- (i) The maximum building height shall be 30 feet unless otherwise specified on the Building Height Zone Map.
- (j) Driveways shall be a minimum of 18 feet in length. Therefore, a minimum 18-foot setback is required for the garage portion of the building.
- (k) Second-story development less than 10 feet from side property lines or any floor area ratio (FAR) 0.42 or greater than require Design Review. See Note 2.

NOTE: (1) Parking shall be provided in accordance with the actual land use as provided for in the Municipal Code, 10-2.3.201 et seq.

(2) As of December 2002, all new construction, additions, and remodeling projects to single family homes are subject to the Oversize Home Ordinance (Ord.No 2005). Please contact the Planning Division for criteria and standards.

******This sheet provides only basic information and does not contain other regulations that may affect a property or proposed project.******