



**CITY OF SANGER**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**BASIC ZONING REQUIREMENTS**  
*Chapter 90-Sanger City Code*

The following are the general zoning requirements and property development standards for the individual zone districts. These cover the most common situations, however additional requirements and special circumstances will exist, therefore the Planning Division should be consulted. Contact the City Planner for further clarification of the regulations and requirements. The Planning Division is located at City Hall, 1700 7<sup>th</sup> Street, Sanger, CA 93657, (559) 875-7515.

**U-R (Urban Reserve)**

FRONT YARD SETBACK – 35 feet

SIDE YARD SETBACK – 20 feet; Street side – 35 feet

REAR YARD SETBACK – 20 feet; Street side – 35 feet

LOT AREA – 5 acres (minimum)

LOT COVERAGE – No requirements

HEIGHT – 2½-Story, not to exceed 35 feet

Accessory buildings – 1-Story, not to exceed 12 feet

PARKING – No requirements.

**R-A (Single Family Residential - Agricultural)**

FRONT YARD SETBACK – 35 feet

SIDE YARD SETBACK – 15 feet; Street side – 25 feet

REAR YARD SETBACK – 20 feet

LOT AREA – 36,000 square feet (minimum net area)

LOT COVERAGE – not to exceed 30% of total lot area

HEIGHT – 2½-Story, not to exceed 35 feet.

Accessory buildings – 1-Story, not to exceed 20 feet

PARKING – Same as R-1-6 for single family residences.

(Other uses subject to parking standards per Sections 90-884–90-889, Sanger City Code)

### **R-1-6 (Single Family Residential)**

FRONT YARD SETBACK – 20 feet

SIDE YARD SETBACK – 5 feet; Street side – 10 feet

REAR YARD SETBACK – 10 feet

LOT AREA – 6,000 square feet minimum

LOT COVERAGE – not to exceed 40% of total lot area

HEIGHT – 2-Story, not to exceed 25 feet

Accessory buildings – 1-Story, not to exceed 12 feet

PARKING – 2 spaces, at least one of which shall be in a garage or carport with interior dimensions of 9 feet wide and 18 feet deep per space

### **R-1-7.5 (Single Family Residential)**

FRONT YARD SETBACK – 25 feet

SIDE YARD SETBACK – 7 feet; Street side – 15 feet

REAR YARD SETBACK – 15 feet

LOT AREA – 7,500 square feet (minimum)

LOT COVERAGE – not exceed 40% of total lot area

HEIGHT – 2½-Story, not to exceed 35 feet

PARKING – Same as R-1-6

### **R-1-10 (Single Family Residential)**

FRONT YARD SETBACK – 25 feet

SIDE YARD SETBACK – 7 feet; Street side – 15 feet

REAR YARD SETBACK – 15 feet

LOT AREA – 10,000 square feet minimum

LOT COVERAGE – not exceed 40% of total lot area

HEIGHT – 2½-Story, not to exceed 35 feet

PARKING – Same as R-1-6

## **RM-2.5 (Low Density Multiple-Family Residential)**

FRONT YARD SETBACK– 20 feet

SIDE YARD SETBACK – 5 feet; Street side – 10 feet

REAR YARD SETBACK – 15 feet

LOT AREA – 6,000 square feet minimum

LOT COVERAGE – not to exceed 45% of total lot area plus half of an abutting alley.  $\text{Lot Area} + \frac{1}{2} \text{ Alley Area} \times 45\% = \text{Maximum Lot Coverage}$

HEIGHT – 2½-Story, not to exceed 35 feet

Accessory buildings – 1-Story, not to exceed 12 feet to plate height

PARKING–2 spaces for each dwelling unit, at least one of which shall be in a garage or carport with interior dimensions of 9 feet wide and 18 feet deep per space.

## **RM-2.5(s) (Low Density Multiple-Family Residential – One Story)**

All requirements are the same as for the RM 2.5 zones except that building height is limited to one story or 20 feet.

## **RM-1.5 (Medium Density Multiple-Family Residential)**

FRONT YARD SETBACK – 15 feet

SIDE YARD SETBACK – 5 feet

REAR YARD SETBACK – 15 feet

LOT AREA – 7,500 square feet (minimum)

LOT AVERAGE – not exceed 50 % of total lot area

HEIGHT – 2½ -Story, not to exceed 35 feet

Accessory buildings – 1-Story, not to exceed 12 feet to plate height

PARKING – Same as RM 2.5 zone

## **RM-1.5(s) (Medium Density Multiple-Family Residential – One-Story)**

All requirements are the same as for the RM-1.5 zones except that building height is limited to one-story or 20 feet.

## **RM-1 (High Density Multiple-Family Residential)**

FRONT YARD SETBACK – 15 feet

SIDE YARD SETBACK – 5 feet

REAR YARD SETBACK – 15 feet

LOT AREA – 10,000 square feet

LOT COVERAGE – 60% of total lot area

HEIGHT – 3-Story, not to exceed 40 feet

Accessory buildings – 1-Story, not to exceed 12 feet to plate height

PARKING – Same as RM-2.5 zones

## **C-P (Administrative and Professional Office)**

FRONT YARD SETBACK – 15 feet

SIDE YARD SETBACK –

1. When abutting a C district, the side yard shall be not less than ten (10) feet for residential uses, and five (5) feet for non-residential uses.
2. When abutting a R district, the side yard shall be equal to ten (10) percent of the lot width, measured at the front property line, but in no case shall be less than five (5) feet nor required to be more than ten (10) feet.
3. On corner lots, unless otherwise specified, the side yard abutting the street shall be not less than ten feet in width.
4. On a reversed corner lot, the side yard abutting the street shall be not less than 15 feet. Private garages located in the side yard shall be at least twenty (20) feet from the property line on the side street and not less than five (5) feet from the rear property line on the reversed corner lot.

REAR YARD SETBACK – 10 feet

LOT COVERAGE – shall not exceed 50% of the total lot area

LOT AREA – 10,000 square feet (minimum)

HEIGHT – 2-Story, not to exceed 35 feet

Accessory buildings – 1-Story, not to exceed 12 feet to plate height

LANDSCAPING – All uses subject to landscaping standards per Section 90-893, Sanger City Code

PARKING – All uses subject to parking standards per Section 90-885, Sanger City Code

### **C-1 (Neighborhood Commercial)**

FRONT YARD SETBACK – 10 feet. Where a C-1 zone is adjacent to a residential district, the front yard shall be equal to the largest adjacent residential front yard required for the adjacent district, to a maximum of 20 feet.

SIDE YARD SETBACK -

1. None required. Where the C-1 district abuts a residential district ten (10) feet.
2. On corner lots there shall be a side yard of not less than ten (10) feet on the side abutting a street, and where the C-1 lot is adjacent to a residential district the side yard shall be determined in the same manner as the front yard setback.

REAR YARD SETBACK – None required. Where the rear of the C-1 district abuts a residential district, ten (10) feet.

LOT COVERAGE – shall not exceed 33% of total lot area plus half of any abutting alley.  $\text{Lot Area} + \frac{1}{2} \text{Alley Area} \times 33\% = \text{Maximum Lot Coverage}$

HEIGHT – 1-Story, not to exceed 20 feet

LANDSCAPING – All uses subject to landscaping standards per Section 90-893, Sanger City Code

PARKING – 5½ spaces/1,000 sq. ft. of floor area

6 spaces/1,000 sq. ft. of floor area for any grocery store more than 3,000 sq. ft.

All uses subject to special parking requirements and improvement and maintenance standards per Sections 90-884 – 889, Sanger City Code

## C-2 ZONES (Community Commercial)

FRONT YARD SETBACK – 10 feet; Shopping center – 20 feet  
Adjacent to residential district – 20 feet

SIDE YARD SETBACK –

1. None required except where adjacent to residential district – 10 feet - 5 feet of width shall be landscaped.
2. Corner lots – 10 feet; Shopping center – 20 feet

REAR YARD SETBACK – None required except where adjacent to residential district – 20 feet – 5 feet of width shall be landscaped

LOT COVERAGE – 33% of total lot area plus half of any abutting alley.  
Lot Area +  $\frac{1}{2}$  Alley Area x 33% = **Maximum Lot Coverage**

HEIGHT – 2-Story, not to exceed 35 feet

LANDSCAPING – All uses subject to landscaping standards per Section 90-893, Sanger City Code

PARKING – 6 spaces/1,000 sq. ft. of floor area

All uses subject to special parking requirements and improvement and maintenance standards per Sections 90-884 – 889, Sanger City Code

## C-3 ZONES (Central Commercial)

FRONT YARD SETBACK – No Requirements  
Adjacent to residential – minimum 10 feet width  
Adjacent to street – minimum 6 feet

SIDE YARD SETBACK – No Requirements  
Adjacent to residential – minimum 10 feet width  
Adjacent to street – minimum 6 feet

REAR YARD SETBACK – No Requirements  
Adjacent to residential – minimum 10 feet width  
Adjacent to street – minimum 6 feet

LOT COVERAGE – No Requirements

HEIGHT – 3-Story, not to exceed 40 feet

LANDSCAPING – All uses subject to landscaping standards per Section 90-893, Sanger City Code

PARKING – 1 space / 1,000 sq. ft. of Floor Area

All uses subject to special parking requirements and improvement and maintenance standards per Sections 90-884 – 889, Sanger City Code

## **C-4 ZONES (General Commercial)**

FRONT YARD SETBACK – 10 feet  
Adjacent to residential district – 20 feet

SIDE YARD SETBACK – None required except where adjacent to residential district – 10 feet

REAR YARD SETBACK – None required except where adjacent to residential district – 10 feet

LOT COVERAGE – No requirements

HEIGHT – 2-Story, not to exceed 35 feet

LANDSCAPING – All uses subject to landscaping standards per City Section 90-893, Sanger City Code

PARKING – 3 spaces / 1,000 sq. ft.  
Grocery Stores – 5½ spaces / 1,000 sq. ft.  
Supermarket – 6 spaces / 1,000 sq. ft.

All uses subject to special parking requirements and improvement and maintenance standards per Sections 90-884 – 889, Sanger City Code

## **C-M ZONES (Commercial & Light Manufacturing)**

FRONT YARD SETBACK – 10 feet  
Adjacent to residential district – 20 feet

SIDE YARD SETBACK – None required except where adjacent to residential district – 10 feet

REAR YARD SETBACK – None required except where adjacent to residential district – 10 feet

LOT COVERAGE – No Requirements

HEIGHT – 50 feet (exceptions subject to C.U.P.)

LANDSCAPING – All uses subject to landscaping standards per Section 90-893, Sanger City Code

PARKING – 3 spaces / 1,000 sq. ft.  
Grocery stores – 5½ spaces / 1,000 sq. ft.

All uses subject to special parking requirements and improvement and maintenance standards per Sections 90-884 – 889, Sanger City Code

## **M-L ZONES (Light Manufacturing)**

FRONT YARD SETBACK – None required except where adjacent to residential district – 15 feet

SIDE YARD SETBACK – None required except where adjacent to residential district – 15 feet

REAR YARD SETBACK – None required except where adjacent to residential district – 15 feet

LOT COVERAGE – No Requirements

HEIGHT – 50 feet

LANDSCAPING – All uses check landscaping standards per City of Sanger Ordinance Code, Section 90-893

PARKING – Subject to Sections 90-777 (4) a.b. & c. and 90 – 884 (1) & (3)

## **M-H ZONES (Heavy Industrial)**

All property development standards of the M-L zone apply to the M-H zone.

- All setback requirements are measured from the property line to the nearest building line.
- Lot depth and widths are the measurement at the middle of the lot. Percentage requirements include all covered areas, such as second story projections, patio roofs, entry covers, balconies, etc.
- Heights are measured from the vertical distance above the average established curb grade in front of the lot to the highest point of the roofline; including parapets, screen walls, or roof mounted equipment.
- For corner lots, the front property line is the narrowest street frontage; the longest property line being the street side yard.