



City of Pinole
Community Development Department
Building Division

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Residential Setbacks & Lot Coverage Requirements

Zoning District	Lot Coverage	Min. Lot Sq. Ft.	Setbacks
R-1	35% of Lot Square Footage	6,000	Front: 20 ft. Side: 5 ft. Rear: 20 ft.
R-2	40% of Lot Square Footage	6,000	Front: 20 ft. Side: 12 ft. Rear: 20 ft. *
R-3	40% of Lot Square Footage	6,000	Front: 20 ft. Side: 12 ft. Rear: 20 ft.*
R-4	60% of Lot Square Footage	6,000	Front: 20 ft. Side: 12 ft. Rear: 20 ft.*
SR	No requirement	65,000	Front: 25 ft. Side: 25 ft. Rear: 20 ft.

* Formula is: Total side yard not less than 20% of lot width (60 feet in width, so 12 feet for total of side yards) and no side yard may be less than five feet. Three feet shall be added to each required side yard for each story above the first story of any building. The side yard on the street side of each corner lot shall be not less than ten feet. Section 17.20.020(I), 17.20.030(I), and 17.20.040(J) of the PMC.
