

Chapter 17.08

SINGLE-FAMILY RESIDENTIAL ZONE (R-1)

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17.08.010 Intent and purpose. The single-family residential zone (R-1) is designed to provide for conservation and development of stable, attractive single-family residential neighborhoods, protected from encroachment by uses which may be detrimental to the enjoyment of property rights. (Ord. 822 §1(part), 1989)

17.08.020 Permitted uses. No building or structure shall be erected, reconstructed or structurally altered or enlarged nor shall any building, structure or land be used for any purpose except as allowed by this chapter. (Ord. 822 §1(part), 1989)

17.08.030 Principal permitted uses.

Principal permitted uses in the single-family residential zone are:

- A. Single-family dwellings;
- B. Accessory buildings and uses, including private garages, recreation rooms, patios, private swimming pools, vegetable and flower gardens, and ground-mounted satellite antennae. Accessory uses and buildings shall be subject to development standards contained in Chapters 17.24 through 17.58;
- C. Community care facilities as defined in the health and safety code, which serve six persons or fewer;
- D. Small day care facilities for not more than eight children;
- E. Home occupation permits in accordance with the provisions of Chapter 17.76;
- F. Each mobile home and trailer designed and used for residential occupancy located within a mobile home park legally established prior to January 1, 1980. The development standards set forth in the applicable sections of Chapter 17.42 that are applicable to mobile home sites and structures within mobile home parks shall apply to each mobile home and trailer permitted by this Section. Each such mobile home park legally established prior to January 1, 1980 shall comply with the provisions of Chapter 17.42;
- G. Second units, pursuant to the requirements of Chapter 17.38;
- H. One additional single-family dwelling provided that the lot contains a minimum of ten thousand square feet of lot area and provided that all setbacks, lot coverage limitations and parking requirements can be met.
- I. Emergency, transitional and supportive housing. (Ord. 1063 §1, 2004; Ord. 1051 §8, 2003; Ord. 984 §1, 1996; Ord. 822 §1(part), 1989) (Ord. No. 1183, § 1.a., 5-13-2014)

17.08.040 Conditional uses.

The following uses are permitted subject to obtaining a conditional use permit in accordance with Chapter 17.68:

Large day care facilities accommodating not more than fourteen children; provided, that the operator is licensed by the appropriate governmental agencies, and provided that such use is subject to location approval by the planning commission and to development standards contained in Chap-

ters 17.24 through 17.58. (Ord. 1063 §2, 2004: Ord. 1051 §9, 2003; Ord. 822 §1(part), 1989)

17.08.050 Ancillary uses.

The following ancillary uses are allowed:

A. Household pets, provided that no combination of more than three adult dogs or cats, and their litter up to ten weeks of age may be maintained, and provided further that no animal generally regarded as obnoxious or dangerous may be maintained;

B. Garage sales, provided a permit is obtained from the director of community development prior to such sale. Only two permits may be issued during any twelve-month period for any location. Each such permit may be issued for a period not to exceed three days. The director may attach conditions to each permit to ensure that the garage sale will be conducted in an orderly manner and in accord with the intent, purpose and requirements of this title. (Ord. 889 §2, 1990: Ord. 822 §1(part), 1989)

17.08.060 Prohibited uses.

The following uses are prohibited in the single-family residential zone (R-1):

A. Two-family dwellings (duplexes) (except for single-family dwellings with attached second units meeting the requirements of Chapter 17.38) and three-family dwellings (triplexes);

B. Multiple dwellings (including mobile home parks);

C. Schools, public or private;

D. Churches;

E. Commercial uses except as permitted in Sections 17.08.030 and 17.08.040;

F. Agricultural uses including, but not limited to, commercial truck farming, stables, kennels, catteries and aviaries or the breeding or raising of any domestic farm animal including chickens, ducks or geese;

G. Industrial uses;

H. Conversion of garages to any other use than for vehicle parking unless a replacement garage is provided on the site;

I. Metal buildings as defined in Chapter 17.56 of these regulations;

J. Massage establishment. (Ord. 1051 §10, 2003; Ord. 822 §1(part), 1989) (Ord. No. 1195, § 7, 2-24-2015)

17.08.070 Property development standards--Generally.

The following standards shall apply to uses within the R-1 zone; provided, that large day care facilities and second units shall be subject to the additional development standards contained in Chapters 17.24 through 17.58, and provided further that any lot or parcel which is substandard in width, depth or area and was legally recorded as a separate lot as of July 1, 1988, may be used for any use permitted by the R-1 zone district regulations. (Ord. 822 §1(part), 1989)

17.08.080 Densities.

Densities are one to eight dwelling units per acre. (Ord. 822 §1(part), 1989)

17.08.090 Minimum lot area.

Minimum lot area is five thousand square feet. (Ord. 822 §1(part), 1989)

17.08.100 Minimum lot area per dwelling unit.

Minimum lot area per dwelling unit is five thousand square feet. For purposes of this section, a second unit shall not constitute a dwelling unit. (Ord. 1051 §11, 2003; Ord. 822 §1(part), 1989)

17.08.110 Minimum lot width.

Minimum lot width is fifty feet except on a cul-de-sac where the minimum lot width may be thirty feet at the front property line and fifty feet at the rear of the front setback. (Ord. 822 §1(part), 1989)

17.08.120 Maximum lot coverage.

Maximum lot coverage is fifty-two percent. (Ord. 822 §1(part), 1989)

17.08.130 Minimum lot depth.

There is no minimum lot depth. (Ord. 822 §1(part), 1989)

17.08.140

17.08.140 Maximum building height.

Maximum building height is two stories or twenty-eight feet, whichever is less. (Ord. 822 §1(part), 1989)

17.08.150 Minimum yard requirements.

- A. Front yard: twenty feet.
- B. Side Yard.
 - 1. Interior or key lot: five feet on each side;
 - 2. Corner or reversed corner lot: ten feet on the street side of the lot and five feet on the interior side.
- C. Rear yard: fifteen feet.
- D. Through Lot. A through lot shall have setbacks on each street frontage equal to the required front yard depth of the zone district in which the frontage is located.
- E. Where a legally existing lot is substandard in width, or depth, side and rear yards of not less than ten percent and fifteen percent of the width or depth of the lot respectively, shall be maintained, but in no case shall a side yard less than three feet in width be provided. (Ord. 822 §1(part), 1989)

17.08.160 Minimum floor area per dwelling unit, exclusive of patios, garages or porches.

- A. Single-family dwellings: nine hundred fifty square feet.
- B. Detached second units: minimum of five hundred square feet and a maximum of six hundred forty square feet.
- C. Attached second units: maximum of fifteen percent of gross floor area of residence to which attached. (Ord. 822 §1(part), 1989)

17.08.170 Access.

No building permit shall be issued for any lot or parcel of land unless said lot or parcel has frontage on a dedicated and improved public street or on a

private street conforming to street standards established by the city. (Ord. 822 §1(part), 1989)

17.08.180 Off-street parking requirements. Detailed parking standards are contained in Chapter 17.60 of these regulations. The following requirements are those related to uses permitted in the R-1 zone only.

A. For each single-family dwelling, there shall be provided two covered parking spaces located within an enclosed garage. Each parking space shall be a minimum of nine feet by eighteen feet.

B. Second units: see Chapter 17.38 of these regulations.

C. Large day care facilities: see Chapter 17.46 of these regulations.

D. Parking on unpaved areas: no parking, whether the provision of required spaces or other parking, shall be permitted on unpaved areas in the front setback or in the side yard of a corner or reversed corner lot except on an approved, paved driveway which leads to a garage, carport or approved parking area. (Ord. 822 §1(part), 1989)

17.08.190 Landscaping. All areas not used for buildings, structures, patios, parking or pedestrian walks shall be landscaped with grass, ground cover or other plantings and shall be provided with an accepted irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs not over fifty feet from any portion of the planted area. (Ord. 822 §1(part), 1989)

17.08.200 Fences, walls and hedges. A. Fences, walls and hedges shall be permitted in a required front yard setback provided that no sight obscuring fence (concrete, block, masonry or wood) shall exceed forty-two inches in height, except that the fence may be increased in height to six feet if the increase consists of wrought iron, chain link, or other "see through" materials and the design is approved by the director of planning and community development. Fences and walls located to the rear of the front setback and along the side and rear property line shall not exceed six feet in height, except that fences, hedges and walls located adjacent to a freeway right-of-way shall not exceed ten feet in height; provided, that any height increase exceeding six feet will require a building permit.

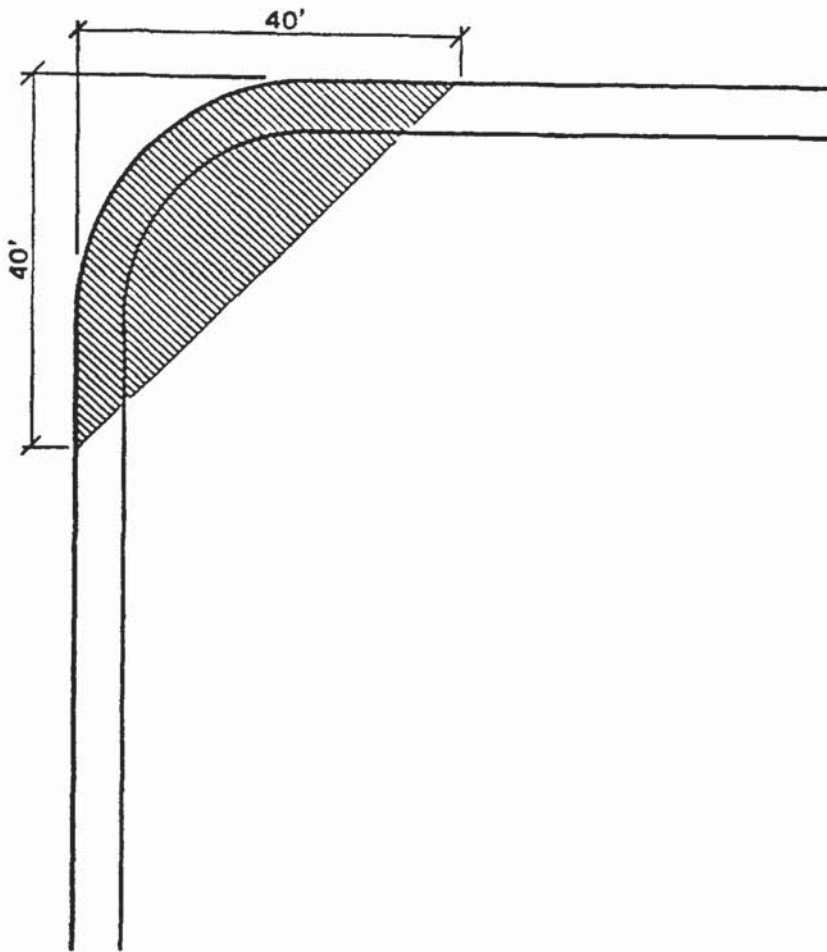
B. Corner or Reversed Corner Lot. On property at any corner formed by intersecting streets it shall be prohibited to construct, install or maintain any fence, hedge or wall or any other obstruction to view higher than forty inches above the reference point located at either:

1. The point of intersection with the prolongation of the curblines; or

2. The point of intersection of the prolongation of the edge of the paved roadway when curblines do not exist. Within the triangular area between the curb or edge of the paved roadway lines and a diagonal line joining points on the curb or edge of paved roadway lines forty feet from the point of their intersection, or in the case of rounded corners, the triangular area included between the reference point and the curbline or edge of paved roadway line forty feet from the point of their intersection (see Figure 17.08.200). (Ord. 822 §1(part), 1989)

Figure 17.08.200

Fences, Hedges and Walls; Corner or Reverse Corner Lot



17.08.210 Plans required and site plan review. A site plan shall be submitted to the community development department for all uses permitted by Sections 17.08.030 and 17.08-.040. The site plan shall be submitted in sufficient detail to assure compliance with the intent and purpose of this part. The site plan shall include, but not be limited to, location and design of buildings and other structures, off-street parking, circulation and landscaping. Elevations of the proposed structures shall also be provided if required. (Ord. 822 §1(part), 1989)

17.08.220 Final review and certification of plans. A building permit may not be issued unless and until the director of planning and community development, or his representative, certifies on such site plan that it complies with the conditions imposed by the planning commission and that it is consistent with the intent of the R-1 zone. (Ord. 822 §1(part), 1989)

SUMMARY R-1 ZONE

1. For property development standards, see Chs. 17.14--17.58 of this title.
2. Two parking spaces for each dwelling unit. See Ch. 17.60 of this title for additional regulation.

