



## Article 5. One-Family Residence Districts (R-1)

### Sec. 8-5.501. Purpose.

To provide areas for low density residential neighborhoods that have adequate services and amenities which will support a desirable and stable living environment. The R-1 District is consistent with the Low Density Residential General Plan designation.

### Sec. 8-5.502. Uses.

Uses	Permitted <sup>(1)</sup>	Zoning Clearance <sup>(2)</sup>	Use Permit <sup>(3)</sup>	Specific Standards
Accessory buildings	X			Sec. 8-5.5001(C)
Bed and breakfast inn			X	
Churches			X	Sec. 8-5.5003(B)
Day care center			X	
Day care home (small and large)	X			
Garage/yard sales	X			Sec. 8-5.5001(B)
Garden, orchard, field crops with no retail sales from the site	X			
Golf course or country club			X	
Home occupation		X		Sec. 8-5.5002(B)
Keeping of animals	X			Sec. 8-5.5001(A)
Mobile home		X		Sec. 8-5.5002(A)
Mobile home parks			X	Sec. 8-5.5003(C)
Model homes		X		Sec. 8-5.5002(C)
One-family residence	X			
One-family residence (zero lot line)	X			Sec. 8-5.5001(E)
Parking lot for an off-site use			X	Use occupies an abutting property.
Public parks and playgrounds	X			
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Uses (cont.)	Permitted <sup>(1)</sup>	Zoning Clearance <sup>(2)</sup>	Use Permit <sup>(3)</sup>	Specific Standards
Public and quasi-public			X	
Public utilities	X			Sec. 8-5.5109
Recreational facilities (swimming pool, tennis courts and a clubhouse)	X			Incidental to a residential development.
Residential parking and/or yard reduction or waiver			X	Sec. 8-5.5003(D)
Residential care home (small)	X			
Residential care home (large)			X	
Second family residence	X			Sec. 8-5.5001(F)
Swimming pool/spa	X			

- (1) See Sec. 8-5.7001 for review process explanation.
- (2) See Sec. 8-5.7002 for review process explanation.
- (3) See Sec. 8-5.7003 for review process explanation.

**Sec. 8-5.503. Development Standards.**

<b>Minimum Lot Size</b>	5,000 sq. ft., 6,000 sq. ft. for corner lots. Special criteria and exceptions are provided in Article 55.
<b>Minimum Lot Width</b>	50 feet., except that for cul-de-sac lots it may be 40 feet if the width is at least 50 feet at the back of the front yard line.
<b>Maximum Percentage of Lot Coverage</b>	40 % for two-story residences and 45% for single story residences, includes all main and accessory buildings, except as provided in Section 8-5.5001 (C) & (D).
<b>Maximum Building Height</b>	2 stories not to exceed 35 feet, except as provided in Article 56.
<b>Minimum Yards</b>	<p><b>Front</b> - 15 feet, except that garage entrances must be 20 feet.</p> <p><b>Interior Side</b> - 5 feet. For any public building, church, school, library, museum, or other similar use, permitted pursuant to the regulations of this district, a minimum distance of 15 feet from any adjoining lot containing or potentially containing a one-family residence.</p> <p><b>Street Side</b> - 10 feet, except that garage entrances must be 20 feet.</p>
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<b>Development Standards</b> (cont.)	
<b>Minimum Yards</b>	<b>Rear</b> - 25 feet or 20% of the total lot depth, whichever is less. Exceptions are provided in Article 57.
<b>Exterior Lighting</b>	As provided in Article 58.
<b>Fences, Walls, Hedges and Intersection Visibility</b>	As provided in Article 59.
<b>Public Improvements</b>	As provided in Article 62.