

## Chapter 17.20

### R-1 RESIDENTIAL ONE-FAMILY ZONE

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#### **17.20.010 Purpose and applicability,**

The residential one-family or R-1 zone is intended to be applied in areas of the city where topography, access, utilities, public services and general conditions make the areas suitable and desirable for single-family home development. This district permits a variable minimum lot size to be established upon zoning of the project site, as a means to provide greater variation in residential environments. The regulations of this chapter and the provisions of Chapter 17.76 shall apply in all residential one-family or R-1 zones. (Ord. 2003-03 § 3 (part)).

#### **17.20.020 Principal permitted uses.**

Principal permitted uses in the R-1 zone are as follows:

- A. One single-family dwelling;
- B. Crop and tree farming;
- C. Second dwellings in accordance with the provisions of Section 17.76.130;
- D. Renting of one room to not more than two persons not employed on the premises;
- E. Yard sales as defined and permitted in Section 17.76.160;
- F. Domestic pets and other animals and fowl may be kept in conformity with health department standards;
- G. Pre-manufactured structures in accordance with the provisions of Section 17.76.120;
- H. Patio covers and shade structures that satisfy the provisions of Section 17.20.060 (F);
- I. Small family day care homes;
- J. Large family day care homes subject to the provisions of Section 17.76.070;
- K. Community care facilities with six or less persons as provided by California H&S Code § 1569.13;

- L. Tract sales offices in conjunction with sale of lots in a subdivision subject to provisions of Section 17.76.140. (Ord. 2003-03 § 3 (part)).

**17.20.030 Administratively permitted uses.**

Administratively permitted uses in an R-1 zone are as follows:

- A. Accessory structures typically occurring in residential areas;
- B. Home occupations in accordance with the provisions of Section 17.76.060;
- C. One detached storage building or garage in accordance with the provisions of Section 17.20.060 (E). (Ord. 2007-05; 9-4-07)

**17.20.040 Conditional uses requiring use permits.**

Conditional use permits requiring use permits in the R-1 zone are as follows:

- A. Guest houses and servants' quarters;
- B. Public and private noncommercial recreational facilities;
- C. Public and private schools, churches, public parks, public buildings, and golf courses;
- D. Bed and breakfasts;
- E. Communication towers and support facilities in accordance with the provisions of chapter 17.85;
- F. Public utility buildings and uses;
- G. Private institutions, including private schools, day care centers, rest homes, sanitariums, convalescent homes, homes for the elderly and similar operations;
- H. Home occupations not consistent with the provisions of Section 17.76.060;
- I. Mobile home parks and subdivisions subject to a minimum of six thousand (6,000) square feet for each space or lot;
- J. Temporary dwelling for the convalescence of the immediate family members in accordance with the provisions of Section 17.76.040 (Ord. 2003-03 § 3 (part)).

**17.20.050 Lot requirements.**

- A. Upon zoning of a residential project an area designation shall be selected using either, R-1, R-1 10,000, R-1 15,000, or R-1 20,000. The zoning map shall show the approved lot area designation.
- B. Lot requirements in the R-1 zones are as follows:

	<b>R-1</b>	<b>R-1 10,000</b>	<b>R-1 15,000</b>	<b>R-1 20,000</b>
<b>Minimum</b>				
<b>lot area</b>	<b>6,000</b>	<b>10,000</b>	<b>15,000</b>	<b>20,000</b>
<b>Minimum lot</b>				
<b>area corner lot</b>	<b>7,000</b>	<b>10,000</b>	<b>15,000</b>	<b>20,000</b>
<b>Minimum lot</b>				
<b>width</b>	<b>60 feet</b>	<b>80 feet</b>	<b>90 feet</b>	<b>100 feet</b>
<b>Minimum</b>				
<b>corner lot</b>				
<b>width</b>	<b>70 feet</b>	<b>80 feet</b>	<b>90 feet</b>	<b>100 feet</b>

- C. Maximum lot depth; three times lot width;
- D. Maximum building coverage: forty (40) percent. (Ord. 2003-03 § 3 (part)).

**17.20.060 Design requirements.**

Design requirements for structures in the R-1 zone are as follows:

- A. Minimum building width: twenty (20) feet;
- B. Minimum roof slope: 3:12;
- C. Minimum roof eave overhang, twelve (12) inches;
- D. An enclosed garage for at least two cars shall be provided for all new construction. The garage shall be at least twenty (20) feet by twenty (20) feet with a minimum sixteen (16) foot wide garage door. Driveway access shall be paved.
- E. A single detached storage or shop building shall meet the following criteria:
  1. The storage or shop building shall conform to the maximum building coverage requirements;
  2. The height of the storage building shall not exceed fifteen (15) feet;
  3. The roof pitch and construction materials of the building shall be similar to that of the dwelling unit;
  4. Shall not be located in any required front yard (closest to the front property line) or in front of the primary structure, whichever distance is greater.
  5. Consistent with setbacks for this zone district.

6. The storage building shall not be equipped with electrical service or plumbing of any kind. [Ord. 96-04 § 1].
- F. Patio covers and shade structures shall meet the following criteria. Those not meeting this criteria shall meet the yard, height and design criteria for main buildings:
  1. Set back a minimum of five feet from the rear and side yard property line;
  2. Open on at least two sides;
  3. Maximum height: twelve (12) feet;
  4. Minimum six-foot spacing on support posts shall be provided;
- G. Heating and air conditioning units may be located in the side yard of those lots where a dwelling exists at the time of adoption of this ordinance. (Ord. 2004-04 § 3 (part); Ord. 2003-03 § 3 (part)).

**17.20.070 Setbacks.**

- A. Minimum yards in the R-1 zone are as follows:

Main building:  
Front: twenty (20) feet;  
Rear: twenty (20) feet;  
Side: five (5) feet. Side setback on a corner lot facing the street shall not be less than twenty (20) feet.

Accessory structures:  
Front: thirty-five (35) feet;  
Rear: twenty (20) feet, unless otherwise specified herein;  
Side: five (5) feet, unless otherwise specified herein;
- B. Exceptions to the minimum yard established above follow:
  1. Detached accessory buildings shall not be located within five feet of any main building, nor within five feet of a side lot line, nor encroach on any easement. Accessory buildings attached to main buildings shall be structurally a part thereof and shall comply with main building yard requirements.
  2. If the property abuts a public alley, the rear setback shall be as detailed in Table: R-1 Structure Setbacks of this section.
  3. The rear setback for a detached garage that meets the following requirements shall be as detailed in Table: R-1 Structure Setbacks of this section:
    - a. The height shall not exceed fifteen (15) feet;
    - b. The roof pitch and construction materials of the garage shall be similar to that of the dwelling unit.

4. Where more than one-half of the block is occupied with buildings, the required front yard may be reduced to the average of those of the improved sites, but in no case shall be less than twelve (12) feet.
5. If any building is so located on a lot that the front faces any side lot line, it shall be at least twenty-five (25) feet from such side lot line.
6. Hedges and shrubs shall not be permitted more than three feet in height within twenty (20) feet of the front street corner of corner lots.
7. All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height.
8. Outdoor swimming pools and spas located within ten (10) feet of any side yard, rear yard or structure, shall be set back from said side yard, rear yard of structure a distance equal to the depth of the pool within said (10) foot area, but in no instance shall the setback be less than five feet. Pools and spas shall not be located in a required front yard.
9. Setbacks for all other garages or accessory structures not otherwise described herein shall be as detailed in Table: R-1 Structure Setbacks of this section.

<b><u>R-1 STRUCTURE SETBACKS</u></b>		
<b><u>YARD</u></b>	<b><u>STRUCTURE</u></b>	<b><u>SETBACK</u></b>
Front	House/Main Building	20
	Garage	20
	Accessory Structure	Not allowed
	Pool or spa	Not allowed
Side (interior lot)	House/Main Building	5
	Garage	5
	Patio covers and shade structures	5
	Accessory	5
	House facing side yard	25
Side yard facing street (corner lot)	House/Main Building	20
	Garage (at same front plane as house)	20
	Garage (behind rear plane of house, with alley access only)	10
	Accessory structure (same plane as house)	20
	Accessory structure (behind rear plane of house)	10
	Rear	House/Main Building
	Garage (detached, no alley)	10
	Garage (on alley)	Zero, if min. 24' backup available into alley
	Garage or accessory structure in rear yard abutting land on which no structure can be built (example: abutting US Bureau of Reclamation ditch right-of-way)	Zero
	Accessory structure (on alley)	Zero
	Accessory structure (no alley):	
	Less than or equal to 120 square foot footprint, and less than or equal to six feet tall	Zero
	Metal sided and roofed Structure less than or equal to six feet tall	Zero
	Metal sided and roofed Structure greater than six feet tall	1' for each foot of height above six feet, up to ten feet
	Non-metal sided and roofed structure greater than 120 square feet and greater than six feet tall	Minimum 5', plus 1' for each foot of height above 6', up to 10'
	Patio covers and shade structures	10