

## ARTICLE 10

### SEC. 21-10 REGULATIONS FOR THE SINGLE-FAMILY RESIDENTIAL OR R1” DISTRICT.

**10.1 Purpose:** To establish areas for individual residential dwelling units at relatively low densities where the traditional neighborhood character of single-family units prevail. The following regulations shall apply in all “R1” districts.

**10.2 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in Article 41.

#### 10.3 Uses permitted:

- (a) One (1) single-family dwelling or mobilehome which shall be constructed according to the residential construction standards of Section 10.20.
- (b) One (1) foster or small family home, family care home, or small family day care home not to exceed six (6) persons in addition to the resident family.
- (c) One (1) granny unit or one (1) residential second unit subject to the requirements of Section 27.3(h), or Section 27.3(m), respectively.
- (d) Home occupations subject to the requirements of Section 27.3(j).
- (e) One (1) guest house subject to the requirements of Section 27.3(i).
- (f) Residential accessory uses and accessory structures; including horses, appurtenant corrals, and barns subject to the provisions of Section 10.17.
- (g) Those uses permitted in the “R1” district with a zoning permit in Table A, Article 27.

#### 10.4 Uses permitted subject to first obtaining a Minor Use Permit in each case:

- (a) Uses permitted in Section 10.3 when not in compliance with the performance standards set forth in Article 41.
- (b) Uses which are minor additions or alterations to existing uses or structures permitted by Section 10.5, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- (c) Those uses permitted in the “R1” district with a minor use permit in Table B, Article 27.

**10.5 Uses permitted subject to first obtaining a Major Use Permit in each case:**

- (a) Uses permitted in Sections 10.3 and 10.4 when not in compliance with the performance standards set forth in Article 41.
- (b) Those uses permitted in the “R1” district with a major use permit in Table B, Article 27.

**SEC. 21-10.10 DEVELOPMENT STANDARDS.**

**10.11 Maximum permitted density and minimum lot size: (Ord. No. 1897, 12/7/1989)**

- (a) Maximum permitted density: 6,000 square feet per dwelling unit. **(Ord. No. 1897, 12/7/1989)**
- (b) Minimum lot size:
  - 1. Public water and sewer: 6,000 square feet.
  - 2. Well and public sewer; or public water and septic system: 15,000 square feet.
  - 3. Well and septic system: 40,000 square feet. **(Ord. No. 1897, 12/7/1989)**

**10.12 Minimum average lot width:**

- (a) Interior lot: 60 feet.
- (b) Corner lot: 80 feet.

**10.13 Maximum length to width ratio: Three (3) to one (1).**

**10.14 Maximum lot coverage:**

- (a) One story dwelling: 35 percent.
- (b) Two story dwelling: 30 percent.

**10.15 Minimum yard:**

- (a) Front yard: Twenty (20) feet from lot line, or forty-five (45) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Fifteen (15) feet from lot line for one story structures, twenty (20) feet from lot line for structures exceeding one story, measured from the wall of the portion of the structure that exceeds one story. **(Ord. No. 2128, 1/14/1993)**
- (c) Side yard: Five (5) feet from lot line.

- (d) Accessory uses: The above yards shall apply.

**10.16 Maximum height:**

- (a) Principal structure: Thirty-five (35) feet.
- (b) Accessory structure: Twenty (20) feet. **(Ord. No. 1749, 7/7/1988)**

**10.17 Animal density:** Parcels shall be limited to the raising, feeding, maintaining, and breeding of horses at the density of one (1) horse per forty thousand (40,000) square feet of area.

**10.18 Parking:** The following minimum parking requirements shall apply except as provided in Article 46.

- (a) Residential use: Two (2) spaces. **(Ord. No. 2128, 1/14/1993; Ord. No. 2305, 10/19/1995)**
- (b) Other uses: As provided for an Article 46. **(Ord. No. 2128, 1/14/1993; Ord. No. 2305, 10/19/1995)**
- (c) Detached and attached garages, shops and carports, and storage sheds exceeding 199 square feet, shall be subject to the design standards of Section 10.20 (d), (e), (g) & (h). **(Ord. No. 2618, 2/27/2003)**

**10.19 Signs:** As provided in Article 45.

**10.20 Minimum residential construction standards:** All single family dwellings except “Temporary Dwellings” shall meet the following minimum residential construction standards: **(Ord. No. 2172, 8/12/1993)**

- (a) All dwelling units must be at least fifteen (15) feet in width or diameter (excluding eaves) and at least seven hundred and twenty (720) square feet in gross floor area, except “Granny Units” and “Guest Houses” permitted in Article 27.
- (b) Mobilehomes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974.
- (c) All dwelling units shall be attached to permanent continuous concrete or masonry perimeter foundations, or to permanent foundation systems pursuant to Health and Safety Code Section 18551. Where permanent foundation systems are used, except in the “A”, “APZ”, “TPZ”, and “RL” districts, dwelling units shall be provided with continuous six (6) inch wide concrete or masonry perimeter curb walls extending from a minimum of three (3) inches below grade to a minimum of six (6) inches above grade. The underfloor areas of dwelling units requiring curb walls shall be ventilated by openings of not less than one square foot for each one hundred fifty (150) square feet of underfloor area. **(Ord. 1936, 6/7/1990; Ord. No. 1974, 12/20/1990)**

- (d) All units shall be designed so that exterior walls look like wood or masonry or stucco regardless of their actual composition.
- (e) The roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel; or architectural metal roof sheathing with factory applied color coatings.
- (f) Unit siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation or curb wall is used, then siding need only extend one and one-half (1 ½) inch below the top of the foundation or curb wall. **(Ord. No. 1974, 12/20/1990)**
- (g) The slope of the main roof shall not be less than two (2) inches of vertical rise for twelve (12) inches of horizontal run.
- (a) All units shall have a perimeter roof overhang on all sides extending not less than one (1) foot measured from the vertical side of the home, not including rain gutters. **(Ord. No. 2128, 1/14/1993)**
- (b) Where any accessory structure is attached to the main structure, the eave requirement at the point of attachment may be waived by the Planning Director.
- (c) The Planning Director may waive the requirements of Subsections (f), (g) and (h) when additions to existing dwellings without pitched roofs or roof overhangs are proposed, or when a proposed new dwelling has an architectural design or style including but not limited to the French Mansard, pole houses, domes or California Mission styles.
- (d) The Planning Director may waive the perimeter requirement of subsection (c) for pole houses, cantilever construction or similar architectural styles. **(Ord 1936, 6/7/1990)**

**10.21 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE ARTICLE 42. (Ord. No. 1749, 7/7/1988)**