

Chapter 18.07

R ONE-FAMILY RESIDENTIAL DISTRICTS

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18.07.010 Purposes and application.

A. The R districts are intended primarily to provide living areas at locations designated by the general plan for low density, involving single-family dwellings, with regulations designed to accomplish the following:

1. To promote and encourage a suitable environment for family life.
2. To provide space for community facilities needed to complement urban residential areas, and for institutions which require a residential environment, in accordance with policies of the general plan and state law.

B. To provide for the location of a limited number of two- and three-family dwelling units within certain predominantly single-family areas, in accordance with the provisions of Section 18.07.040(D) of this chapter.

C. The R-1-5 district is intended for exclusive application to areas designated by the general plan for low density - 5.0 - PUD. Development within the R-1-5 district shall occur only in accordance with the planned unit development regulations of this title*.

D. The R-1-7X district is intended for exclusive application to those areas where a mixture of dwelling types under planned unit development is prohibited, and where only single-family detached housing is permitted.

E. The R-1-7 district is intended for application to new subdivision proposals where the average lot size is a minimum seven thousand square feet, where no lot shall be less than six thousand square feet; provided, that greater than fifty percent of the proposed lots are a minimum seven thousand square feet. (Ord. 453 § 1, 1994; Ord. 437 § 1 (part), 1989)

* See Chapter 12 of this title.

18.07.020 Permitted uses.

- A. One-family dwellings.
- B. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.

C. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement.

D. A "small family day care home" as defined by Section 1596.78(b) of the Health and Safety Code, which provides family day care to six or fewer children, including children who reside in the home.

E. An "alcoholic recovery facility," as defined by Section 11834.11 of the Health and Safety Code, which provides care to six or fewer persons, whether or not related.

F. A state-authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.

G. Accessory structures and uses located on the same site with a permitted use.

H. Other uses which are added to this list according to the procedure in Chapter 18.15.

I. Second dwelling units in accordance with Section 18.14.060. (Ord. 514 § 5, 2004; Ord. 437 § 1 (part), 1989)

18.07.030 Permitted uses—Administrative approval.

The following uses may be permitted in accordance with Chapter 18.16:

- A. Enclosed temporary construction materials storage yards required in connection with the devel-

opment of a subdivision, and temporary subdivision sales offices and signs and model home display areas, in accordance with Chapter 18.14.

B. Gas and electric transmission lines in accordance with Chapter 18.16, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

C. Garden structures in accordance with Section 18.07.040(F).

D. Mobile homes on permanent foundations designed in accordance with the standards of Section 18.14.050.

E. Single-family dwellings in subdivisions or divisions of land when all street improvements are not yet completed.

F. A "large family day care home," as defined by Section 1596.78(a) of the State Health and Safety Code for seven to twelve children, inclusive, including children who reside at the home.

G. Tennis courts, including related fencing over seven feet in height located on the same site as a permitted or conditional use.

H. Home occupations in accordance with Chapter 18.14.

I. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval or conditional use.

J. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 437 § 1 (part), 1989)

18.07.040 Conditional uses—City council approval.

The following conditional uses may be permitted in accordance with the provisions of Chapter 18.17:

A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools; private nonprofit schools and colleges; churches; parsonages and other religious institutions.

B. Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes,

including a state-authorized, certified or licensed family care home, foster home or group home serving seven or more mentally disordered or otherwise handicapped persons, including rehabilitation homes for alcoholics and drug addicts, or dependent and neglected children, where such homes provide care on a twenty-four-hour basis.

C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers.

D. Additional one- or two-family dwellings per site located within older, predominately, single-family areas bounded by Tulare Road, Lindmore Street, Harvard Avenue and the Southern Pacific Railroad, up to a maximum of four housing units per site, with a minimum of three thousand square feet of site area per dwelling unit on parcels which are seven thousand five hundred square feet or greater in area. Parking access to the additional units is to be from an existing alley when available. If no alley exists and only street access is available, the additional parking is to be located behind the front unit with access limited to a maximum sixteen foot wide paved driveway. All parking requirements for the additional units are subject to the provisions of Chapter 18.13. This subsection shall not apply to permitted second dwelling units that are subject to the provisions of Section 18.14.060.

E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty five percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges.

F. Repealed

G. Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a conditional use.

H. Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 514 §§ 6, 7, 2004; Ord. 437 § 1 (part), 1989)

18.07.050 Property development standards.

A. Fences, Walls and Hedges. Fences, walls and hedges shall be permitted in accordance with the provisions of Section 18.06.050.

B. Site Area. The minimum site area for the R-1-7 and R-1-7X district shall be seven thousand square feet; the minimum site area for the R-1-5 district shall be five thousand square feet except as otherwise permitted under planned unit development (PUD) regulations of this title.

C. Frontage, Width and Depth of Site.

1. Each site in an R-1-7 or R-1-7X district shall have not less than sixty feet of frontage on a public street except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty feet, provided the width of the site, as measured along the front yard setback line, is at least sixty feet; each site in an R-1-5 district shall have not less than fifty feet of frontage on a public street, except as otherwise permitted under PUD regulations of this title.

2. The minimum width of each site on an R-1-7 or R-1-7X district shall be sixty feet for an interior lot and sixty-five feet for a corner lot; the minimum width of each site in an R-1-5 district shall be fifty feet for an interior lot and fifty-five feet for a corner lot, except as otherwise permitted under PUD regulations of this title.

3. The minimum depth of each site shall be ninety feet for an interior lot and eighty feet for a corner lot.

D. Number of Dwelling Units per Site. Not more than one dwelling unit shall be allowed on each site, except as may be allowed under Sections 18.07.020 and 18.14.060.

E. Coverage. The maximum site area covered by structures shall be forty percent.

F. Yard Requirements.

1. Front Yard. The minimum front yard shall be fifteen feet; provided, that the distance from the center line of a public street to the rear of the required front yard shall not be less than forty-five feet.

a. On a site situated between sites improved with buildings where such buildings are set back less than the minimum distance required by this section, the minimum front yard shall be the average depth of the front yards on the improved sites immediately adjoining the side lines of the site.

2. Rear Yard. The minimum rear yard shall be five feet. Garden structures less than seven feet in height may be located within any portion of a required rear yard. Where construction involves more than one story, including decks, balconies, garden structures, and other related platforms with a floor level over five feet in height, the rear yard shall be increased by ten feet for each additional story. Accessory structures less than seven feet in height may be located in any portion of a required rear yard; provided, that any mechanical equipment shall be located at a minimum of five feet from a rear property line adjoining an interior lot in a UR, RA, R or RM district.

3. Side Yards. The minimum side yard shall be five feet, subject to the following conditions and exceptions:

a. On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining key lot.

b. Accessory and garden structures under seven feet in height may be located in any portion of a required side yard, subject to approval under the provisions of Chapter 18.16; provided, that any mechanical equipment shall be located a minimum of five feet from a side property line adjoining an interior lot in the UR, RA, R or RM district.

c. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story; provided, however, that the side yard on the street side of a corner lot, that is not a reverse corner lot, need not be greater than five feet.

4. Garages and Carports. In order to provide sufficient driveway area for vehicle storage and safe vehicle movement, attached or detached garages and carports, shall be subject to following minimum yard requirements:

a. Front and corner side yards: twenty feet.

b. Interior side yard: five feet. Where construction exceeds one story in height, the side yard shall be increased by five feet for each additional story.

c. Rear yard: five feet. Where construction exceeds one story in height, the rear yard shall be increased by ten feet for each additional story.

d. Within new subdivisions, the following additional requirements apply regarding garage configuration and setback:

i. Detached garages, rear-loaded garages, and side-loaded garages are preferred and should be used whenever possible.

ii. Front-loaded garages, when used, shall be set back fifteen feet from the facade of the primary dwelling unit, unless an alternate setback distance is approved by the city manager or his designee.

iii. For the purposes of this subsection, "front-loaded" means garages or carports taking vehicular access perpendicular to adjacent streets.

e. Garage and carport design elements:

i. The architectural details of the street facing facade of any garage, such as window and door design and placement, trim details, and building materials shall be consistent with the features of the primary dwelling unit.

ii. Side-loaded garages shall be configured with at least twenty percent of the street facing facade consisting of windows or pedestrian entryway doors.

G. Distances Between Structures. The minimum distance between a one-family residence and another building shall be ten feet.

H. Building Height. No building or structure shall have a height greater than thirty-five feet except as required under Chapters 18.17 and 18.18.

I. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 18.14.

J. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13. (Ord. 522 § 1, 2006; Ord. 514 § 8, 2004; Ord. 437 § 1 (part), 1989)

18.07.060 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 18.15. (Ord. 437 § 1 (part), 1989)