

ARTICLE 9. R ONE-FAMILY RESIDENTIAL DISTRICTS

Sec. 901. Purposes and application.

To provide living areas within the county where development is limited to concentrations of one-family dwellings where regulations are designed to accomplish the following: To promote and encourage a suitable environment for family life; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment; to minimize traffic congestion; avoid the overloading of utilities and public facilities designed to service only one-family residential uses in accordance with density standards of the General Plan; and to facilitate the production of affordable housing.

For mixed density, mixed use, and variable density developments which include single-family uses, see Article 20.

(Ord. No. 269.40, §1, 10-4-94)

Sec. 902. Permitted uses.

- A. One one-family dwelling per legal parcel.
- B. Raising of fruit and nut trees, vegetables and horticultural specialties.
- C. Accessory structures located on the same site with a permitted use including private garages and carports, patio covers, storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height (not exceeding two (2) per parcel), garden structures, greenhouses, recreation rooms, and hobby shops.
- D. Swimming pools for either individual, family or communal use on an exclusive non-commercial basis, provided that no swimming pool or accessory mechanical equipment shall be located less than five (5) feet from a property line or within a utility easement, unless a waiver in writing has been obtained from the appropriate utility company or companies allowing an encroachment into the utility easement; and further provided that such pool or accessory equipment shall be located behind the front yard fence line.
- E. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.
- F. Reserved.
- G. Reserved.
- H. In addition to ordinary household pets, such as dogs, cats, canaries and parakeets the keeping of not to exceed a total of twelve (12) chicken hens, pigeons, quail, pheasants, doves and other birds of similar size, and/or rabbits, hamsters, chinchillas, guinea pigs, and other animals of similar size, excluding livestock. Such birds and animals must be for the noncommercial use of the residents only. All such birds and animals must be kept in pens or enclosures on the rear half of the lot, and such pens or enclosures must be located not less than twenty (20) feet from any dwelling and not less than five (5) feet from the side and rear property lines. All such birds and animals shall be maintained in a manner approved by the county health officer.
- I. Minor home occupations, in accord with regulations prescribed in Article 16, Section 1601, subsection D.
- J. Small family day care homes for eight (8) or fewer children.
- K. Residential care facilities which serve six (6) or fewer persons, including an intermediate care facility/developmentally disabled habilitative, an intermediate care facility/developmentally disabled-nursing; a residential care facility which serves six (6) or fewer persons (Health and Safety Code Section 1568.0831(a)(5)); a residential care facility for the elderly which serves six (6) or fewer persons (Health and Safety Code Section 1569.85); an alcohol or other drug recovery or treatment facility which serves six (6) or fewer persons (Health and Safety Code Section 11834.23).

(Ord. No. 269.7, §1, 8-31-71; Ord. No. 269.33, §13, 9-21-82; Ord. No. 269.62, § 15, 10-25-05; Ord. No. 269.63, § 20, 4-25-06; Ord. No. 269.65, § 40, 10-28-08)

Sec. 903. Permitted uses; site plan review.

The following uses may be permitted in accordance with the provisions of Article 21:

- A. Public parks and playgrounds.
- B. Enclosed temporary construction materials storage, a subdivision and temporary subdivision sales office and signs and model home display area, in accordance with the regulations prescribed in Article 16.
- C. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and/or elevated pressure tanks.
- D. Urban home occupations, except barber and beauty shops, in accordance with regulations prescribed in Article 16, Section 1601, subsection A.
- E. Fences, walls, gates, hedges, and screening and landscaping in accordance with Article 16, Section 1605.B.2.
- F. Accessory structures and uses located on the same site with a permitted use subject to a site plan review.
- G. Mobile home or manufactured home on a temporary foundation for use as a caretaker's quarters incidental to and used in connection with uses enumerated in Section 904.A and B.
- H. Accessory structures and uses located on the same site as a conditional use which has been approved by the planning commission, except for those uses which are owned or operated by a public agency.
- I. Mobile home or manufactured home on a temporary foundation for a dwelling.
- J. Swimming pools within a utility easement, or located within five (5) feet of a property line.
- K. One second dwelling unit pursuant to Government Code Section 65852.2, and in accordance with the regulations prescribed in Section 2102.C.15 of Article 21.
- L. Large family day care homes for nine (9) to fourteen (14) children. (Note: Not less than 10 days prior to the date on which the decision will be made on the application, the Zoning Administrator shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll as owning real property within a 100 foot radius of the exterior boundaries of the proposed large family day care home.)
- M. Vehicular ingress and egress gates of any height within the front yard or the street side yard of a corner lot as prescribed in Article 16, Section 1605.B.2.

(Ord. No. 269.1, §6, 6-21-66; Ord. No. 269.3, §8, 5-6-69; Ord. No. 269.4, §17, 6-3-70; Ord. No. 269.33, §14, 9-21-82; Ord. No. 269.41, §2, 1-9-96; Ord. No. 269.56, §40, 9-10-03; Ord. No. 269.59, § 5, 11-9-04; Ord. No. 269.63, § 21, 4-25-06; Ord. No. 269.64, §§ 13 & 14, 10-16-07; Ord. No. 269.65, § 41, 10-28-08)

Sec. 904. Conditional uses; planning commission approval.

The following conditional uses may be permitted in accordance with the provisions of Article 19:

- A. Public and quasi-public uses of an educational or religious type including public and parochial schools and colleges; preschools and nursery schools; day care uses exceeding fourteen (14) individuals; private nonprofit schools and colleges; churches, parsonages, and other religious institutions.
- B. Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes, not including hospitals, sanitariums, rest homes or nursing homes for mental or alcohol and other drug addicted cases.
- C. Public uses of an administrative, 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.
- D. Guest houses in conformance with Article 25, Section 2503.64)
- E. Home occupation barber and beauty shops.
- F. Accessory structures and uses which are owned or operated by a public agency and are located on the same site as a conditional use requiring planning commission approval.
- G. Cemeteries.
- H. Manufactured Housing Community or Mobile Home parks pursuant to Section 65852.7 of the California Government Code and subject to the provisions of Article 16, Section 1603 of this ordinance.
- I. Urban home occupations in accordance with the regulations prescribed in Article 16, Section 1601, subdivision C.
- J. Emergency shelters pursuant to Government Code Section 65583, Health and Safety Code Section 50800, and Article 16, Section 1607 of this ordinance.

(Ord. No. 269.1, §7, 6-21-66; Ord. No. 269.3, §9, 5-6-69; Ord. No. 269.4, §18, 6-3-70; Ord. No. 269.33, §15, 9-21-82; Ord. No. 269.40, §1, 10-4-94; Ord. No. 269.41, §3, 1-9-96; Ord. No. 269.44, §21, 7-29-97; Ord. No. 269.63, § 22, 4-25-06; Ord. No. 269.64, § 15, 10-16-07; Ord. No. 269.65, §§ 42 and 43, 10-28-08)

Sec. 905. Fences, walls and hedges.

Fences, walls and hedges shall be allowed under the provisions of Article 16, Section 1605.

(Ord. No. 269.1, §8, 6-21-66; Ord. No. 269.42, §8, 5-7-96; Ord. No. 269.43, §27, 1-21-97; Ord. No. 269.56, §41, 9-10-03)

Sec. 906. Site area.

A. The minimum site area shall be as follows:

<u>District</u>	<u>Permitted or Conditional Use</u>
R-1-20	20,000 square feet
R-1-12	12,000 square feet
R-1-8	8,000 square feet
R-1-6	6,000 square feet

B. The density of the development may be increased by twenty-five (25) percent and the site areas may be reduced as follows for developments of five or more dwelling units to provide density bonuses when the developer enters into a development agreement pursuant to Article 2.5 (commencing with Section 65864) of Chapter 3 of Division 12 of Title 7 of the Government Code:

<u>District</u>	<u>Permitted or Conditional Use</u>
R-1-20	16,000 square feet
R-1-12	9,600 square feet
R-1-8	6,400 square feet
R-1-6	4,800 square feet

(Ord. No. 269.40, §1, 10-4-94; Ord. No. 269.42, §9, 5-7-96)

Sec. 907. Frontage, width and depth of site.

A. Each site shall have not less than sixty (60) feet of frontage on a street, except those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet provided that the width of the site as measured along the front yard setback line is at least sixty (60) feet.

1. The minimum width of each site shall be as follows:

<u>District</u>	<u>Interior Lot</u>	<u>Corner Lot</u>
R-1-20	100 feet	110 feet
R-1-12	80 feet	90 feet
R-1-8	70 feet	75 feet
R-1-6	60 feet	65 feet

2. The minimum depth of each site shall be as follows:

<u>District</u>	<u>Interior Lot</u>	<u>Corner Lot</u>
R-1-20	100 feet	100 feet
R-1-12	100 feet	90 feet
R-1-8	90 feet	80 feet
R-1-6	80 feet	80 feet

B. Minimum frontage, width, and depth of sites which qualify for density bonus site area reduction pursuant to Section 906.B. above are as follows:

1. Minimum frontage of each site shall be as follows:

Each site shall have not less than fifty (50) feet of frontage on a street, except those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet provided that the width as measured along the front yard set back line is at least fifty (50) feet.

2. The minimum width of each site shall be as follows:

<u>District</u>	<u>Interior Lot</u>	<u>Corner Lot</u>
R-1-20	80 feet	90 feet
R-1-12	65 feet	75 feet
R-1-8	65 feet	60 feet
R-1-6	50 feet	55 feet

3. The minimum depth of each site shall be as follows:

<u>District</u>	<u>Interior Lot</u>	<u>Corner Lot</u>
R-1-20	90 feet	90 feet
R-1-12	90 feet	85 feet
R-1-8	85 feet	80 feet
R-1-6	80 feet	80 feet

(Ord. No. 269.40, §1, 10-4-94)

Sec. 908. One dwelling unit per legal parcel.

Except for second dwelling units permitted pursuant to Section 903.K, not more than one dwelling unit on a permanent foundation shall be allowed on each legal parcel.

(Ord. No. 269.58, § 8, 1-27-04; Ord. No. 269.65, § 44, 10-28-08)

Sec. 909. Coverage.

The maximum site area covered by structures shall be forty percent (40%).

Sec. 910. Yard requirements.

A. Front yard: The minimum front yard shall be as follows:

<u>District</u>	<u>Minimum Front Yard</u>	<u>Density Bonus</u>
R-1-20	25 feet	20 feet
R-1-12	25 feet	20 feet
R-1-8	25 feet	20 feet
R-1-6	20 feet	20 feet

No accessory structures over three (3) feet in height may be located in any portion of a required front yard, except as provided in Section 905 of this Article. On a site situated between sites improved with buildings, where said 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 adjoining the side lines of the site, but such minimum shall not be less than ten (10) feet.

Garages or carports may be set within (15) feet from the front property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

B. Rear yard: The minimum rear yard of a permitted use and its accessory structures shall be ten (10) feet, provided, however, that where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story. Where the rear of the site abuts on an alley right-of-way, the rear yard may be decreased one (1) foot for each two (2) feet of such alley right-of-way. Accessory structures under six (6) feet in height may be located within any portion of a required rear yard; garden structures greater than six (6) feet in height may be located in any portion of a required rear yard which is not within a utility easement. Storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height may be set within any portion of a required rear yard.

C. Side yards: The minimum side yard of a permitted use and its accessory structures shall be five (5) feet, subject to the following conditions:

1. On the street side of a corner lot, side yards shall not be less than ten (10) feet.

2. On a reverse corner lot, the side yard adjoining the street shall be not less than one-half (½) the required front yard on the adjoining key lot.
3. Accessory structures under three (3) feet in height may be located within any portion of a required side yard. Garden structures greater than six (6) feet in height may be located in any portion of a required side yard which is not opposite the main building or accessory structures of the lot or site adjacent to such side yard. Storage sheds 120 square feet or less in size with side walls not more than six (6) feet in height may be set within any portion of a side yard provided the minimum side yard setback is maintained from the property line.
4. Where construction involves more than one story, the side yards shall be increased by five (5) feet for each additional story.
5. Attached or detached garages or carports fronting on the street side yard of a corner lot shall be set back a minimum of twenty (20) feet from the property line on a straight driveway approach or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach, except where a greater setback is required by any other ordinance.

D. If greater minimum distances between structures than those listed in this section are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

(Ord. No. 269.1, § 9, 6-21-66; Ord. No. 269.44, § 22, 7-29-97; Ord. No. 269.59, § 6, 11-9-04; Ord. No. 269.65, § 45, 10-28-08)

Sec. 911. Height of structures.

The maximum height of a permitted use and its accessory structures shall be thirty (30) feet. The maximum height of a conditional use and its accessory structures shall be fifty (50) feet. No structure exceeding three (3) feet in height may be located within a Traffic Safety Visibility Area.

(Ord. No. 269.65, § 46, 10-28-08)

Sec. 912. Distance between structures.

The minimum distance between structures shall be ten (10) feet. However, greater minimum distances between structures may be required if fire code regulations require greater separation between structures for safety and fire protection. Construction methods using higher fire ratings may be substituted to satisfy all or part of such fire-related separation requirements.

(Ord. No. 269.44, §23, 7-29-97)

Sec. 913. Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities.

Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided on the site for each use as prescribed in Article 15.

(Ord. No. 269.65, § 47, 10-28-08)

Sec. 914. General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Article 17.

Sec. 915 Signs.

Signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.7.

(Ord. No. 269.64, § 16, 10-16-07)
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