#### Chapter 17.24 SINGLE-FAMILY (R1) RESIDENTIAL[[1]](#footnote-1)

Sections:

17.24.010 Purpose.

The R1 zone is intended to provide land for single-family residential neighborhoods with houses on individual parcels.

(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1782 § 1(part), 1986).

17.24.020 Permitted uses.

The following uses are permitted in the R1 zone:

A. One primary single-family residence per legal parcel;

B. Group care home of six or fewer clients pursuant to California Health and Safety Code Section 1501, subject to review for over concentration pursuant to H&S Section 1520.5;

C. Family day care home of twelve or fewer children;

D. Accepted farming practices;

E. Golf course when developed in conjunction with a master planned community;

F. Upon findings by the planning commission that a use is consistent with the purposes of this chapter, the use may be added to this section, provided that the commission concurrently initiates a change in this chapter for inclusion of the use;

G. Special events, subject to the provisions of Chapter 17.87;

H. Yard or garage sales, maximum six events per year;

I. Accessory dwelling pursuant to Chapter 17.66 of this title.

(Ord. 2898 § 3(part), 2006; Ord. 2614 § 3 Exh. A(part), 2000; Ord. 1872 § 1(part), 1987; Ord. 1782 § 1(part), 1986).

(Ord. No. 3020, § I, 2-12-2013; Ord. No. 3021, 3-12-2013)

17.24.030 Conditional uses.

The following uses are permitted in the R1 zone upon the approval and validation of a temporary use permit:

A. Temporary outdoor sales.

The following uses are permitted in the R1 zone upon approval and validation of a conditional use permit:

A. Church;

B. Group care home of more than six clients pursuant to California Health and Safety Code Section 1501;

C. Reserved;

D. Private kennel;

E. Public utility buildings and facilities;

F. Recreation center;

G. School;

H. Commercial agriculture;

I. Parking lot;

J. Ambulance services;

K. Bed and breakfast;

L. Upon findings by the planning commission that a use is consistent with the purpose of this chapter, the use may be added to this section, provided that the commission concurrently initiates a change in this chapter for inclusion of the use.

The following uses are permitted in the R1 zone upon approval and validation of an administrative use permit:

A. Telecommunications facility and antennae.

(Ord. 2818 § 5(part), 2004; Ord. 2614 § 3 Exh. A(part), 2000; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1872 § 1(part), 1987; Ord. 1782 § 1(part), 1986).

(Ord. No. 3020, § I, 2-12-2013; Ord. No. 3021, 3-12-2013; Ord. No. 3033, § I, 8-26-2014)

17.24.040 Temporary uses.

The following uses are permitted in the R1 zone on a temporary basis not to exceed twelve months, the duration of a building permit, or the provisions of this title, whichever is shortest:

A. Continued use of an existing building during construction of a new building on the subject property;

B. Temporary use of a mobile home in conformance with Section 17.04.130 of this code;

C. Temporary storage of contractor's equipment during construction of new structures on-site.

(Ord. 1782 § 1(part), 1986).

17.24.050 Accessory uses.

The following accessory uses consistent with the definition in Section 17.06.0080 of this code are permitted in the R1 zone:

A. Residential garages and/or carports;

B. Swimming pool, located not closer than ten feet to any property line or within the front setback;

C. Fences, walls;

D. Residential occupation in conformance with Section 17.68.020 of this code;

E. Signs in conformance with Chapter 17.72 of this code;

F. Usual and customary accessory structures and uses associated with a residence.

(Ord. 2576 § 2(part), 1999; Ord. 1782 § 1(part), 1986).

17.24.060 Performance standards.

In the R1 zone, the following performance standards shall apply in addition to any other standards in this title:

A. No landscaping or planting of trees shall be installed or maintained in such a manner that the growth of the trees will cast a shadow on solar energy devices located on adjoining parcels;

B. The parking standards of subsection C of Section 17.70.030 shall apply.

(Ord. 1872 § 3(part), 1987; Ord. 1782 § 1(part), 1986).

17.24.070 Site development standards.

In the R1 zone, the following site development standards apply:

A. Minimum parcel size for new parcels:

1. With individual well and on-site sewage disposal system: five acres,

2. With public water and on-site sewage disposal system: one acre,

3. With public water and public sewage disposal: seven thousand square feet;

B. Maximum density:

1. With individual well and on-site sewage disposal system: one dwelling per five acres,

2. With public water and on-site sewage disposal system: one dwelling per one acre,

3. With public water and public sewage disposal: one dwelling per seven thousand square feet;

C. Reserved;

D. Maximum building height: thirty-five feet;

E. Lot width:

1. Average: seventy-five feet,

2. At the road: twenty feet, or fifteen feet when access is shared with the adjacent parcel;

F. Lot depth:

1. Average: seventy-five feet,

2. Minimum: sixty feet;

G. Minimum building setbacks:

1. For purposes of this chapter the following shall apply:

a. Front, twenty feet from the property line, or fifty feet from the centerline of the road right-of-way or easement, whichever distance is greater,

b. Corner, or lots with multiple lot lines fronting roads, same distance as front for all property lines fronting road rights-of-way or easements,

c. Side, five feet,

d. Rear, twenty feet,

e. Between buildings, ten feet, or the requirements of the responsible fire agency, whichever is greater,

f. Vision clearance: thirty-five feet,

2. In addition to the setbacks specified in subsection (G)(1) of this section, minimum building setbacks shall meet the requirements of Section 8.10.120 of this code in order to achieve defensible space, which requires a thirty-foot setback from all property lines and/or center of the road for parcels one acre or larger, and the same practical effect shall be provided for parcels less than one acre. Procedures for exceptions to these standards shall comply with Sections 8.10.150 and 8.10.190 of this code.

(Ord. 2614 § 3 Exh. A(part), 2000; Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1782 § 1(part), 1986).

1. Prior ordinance history: Chapter 17.24 was renumbered by Ord. 1810. Provisions of Chapter 17.24 were formerly codified at Chapter 17.24 derived from Ords. 945, 1063, 1373, 1603 and 1624. [↑](#footnote-ref-1)