

**Chapter 16.16**

**RESIDENTIAL DISTRICTS**

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**16.16.010 Purpose.**

Purpose and intent of the residential districts is to specify the ranges of uses permitted consistent with the policies of the General Plan. Besides this general purpose, some specific purposes are listed below.

A. Provide appropriately located areas for residential development that are consistent with standards of public health and safety established by the Municipal Code.

B. Ensure adequate light, air, privacy, and open space for each dwelling.

C. Protect residential neighborhoods from excessive noise, odor, illumination, unsightliness, smoke and other objectionable influences.

D. Promote development of housing units that meet the diverse economic and social requirements of all residents.

E. Protect residential areas from fires, explosions, landslides, toxic fumes and substances, and other public safety hazards.

F. Design residential development so that it is compatible with surrounding neighborhoods.

G. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential setting.

H. Assure adequate public services and facilities are available to hold planned population densities.

Each individual residential district purpose is summarized below.

R1-R DISTRICT (Single Family Residential-Rural). This district is intended for low density residential units on extremely large size rural lots with a minimum lot size of eighty-seven thousand one hundred twenty (87,120) square feet, and a maximum density of one half (.5) dwelling units per gross acre to present a rural setting.

R1-E DISTRICT (Single Family Residential-Estate). This district is intended for low density residential units on large estate size lots with a minimum lot size of sixteen thousand (16,000) square feet for interior lots and twenty thousand (20,000) for corner lots, and a maximum density of two (2) units per gross acre to present a more rural setting.

R1-E(A) DISTRICT (Single Family Residential Estate with Alley). This district is intended to promote alley access to the garage for low density residential units on large estate size lots with a minimum lot size of fourteen thousand (14,000) square feet for interior lots, and a minimum lot size of eighteen thousand (18,000) square feet for corner lots. This district allows a maximum density of two (2) units per gross acre.

R1-C DISTRICT (Single Family Residential-custom). This district is intended to promote the development of low density, large lot, single family detached residential units with a minimum lot size of twelve thousand (12,000) square feet for interior lots and fourteen thousand (14,000) for corner lots. Affordable housing must be included in any project within this district, as provided in Chapter 16.194. The R1-C District allows a maximum density of three and one half (3.5) units

per gross acre.

R1-C(A) DISTRICT (Single Family Residential-custom with Alley). This district is intended to promote the development of low density, large lot, single family detached residential units with a minimum lot size of ten thousand hundred (10,000) square feet for interior lots and twelve thousand (12,000) for corner lots. Affordable housing must be included in any project within this district, as required in Chapter 16.194. The R1-C District allows a maximum density of three and one half (3.5) units per gross acre.

R1-L DISTRICT (Single Family Residential-Large). The purpose of this district is to promote development of single family detached units in a suburban setting with a minimum lot size of eight thousand five hundred (8,500) square feet for interior lots and nine thousand five hundred (9,500) for corner lots with an average lot size of nine thousand (9,000) square feet throughout the project (excluding corner lots), and a maximum density of four (4) units per gross acre. Affordable housing must be included in any project within this district, as provided in Chapter 16.194.

R1-L(A) DISTRICT (Single Family Residential-Large with Alley). The purpose of this district is to promote development of single family detached units in a suburban setting with a minimum lot size of seven thousand five hundred (7,500) square feet for interior lots and eight thousand five hundred (8,500) for corner lots with an average lot size of eight thousand (8,000) square feet throughout the project (excluding corner lots), and a maximum density of four (4) units per gross acre. Affordable housing must be included in any project within this district, as provided in Chapter 16.194.

R1 DISTRICT (Single Family Residential). Development of low density, large lot single family detached dwellings is the purpose of this district. The R1 District allows a minimum lot size of six thousand five hundred (6,500) square feet for interior lots and seven thousand five hundred (7,500) square

feet for corner lots with an average of seven thousand (7,000) square feet throughout the project (excluding corner lots), and a maximum density of five (5) units per gross acre. Affordable housing must be included in any project within this district, as provided in Chapter 16.194.

R1(A) DISTRICT (Single Family Residential with Alley). Development of low density, large lot single family detached dwellings is the purpose of this district. The R1 District allows a minimum lot size of five thousand five hundred (5,500) square feet for interior lots and six thousand five hundred (6,500) square feet for corner lots with an average of six thousand (6,000) square feet throughout the project (excluding corner lots), and a maximum density of five (5) units per gross acre. Affordable housing must be included in any project within this district, as provided in Chapter 16.194.

R1-U DISTRICT (Single Family Residential-Urban). Providing an opportunity for a mixture of new housing opportunities is the purpose of this district. Single family dwellings are permitted on a variety of lot sizes with a maximum density of seven (7) dwellings per gross acre. This District requires a minimum of one hundred (100) acres and unless otherwise specified in either a Specific Plan or Development Agreement, may be required to be developed as a Planned Unit Development as described in the following Districts:

R1 – limited to no more than 25% of the total lots in a project;

R1-C – no less than 25% of the total lots in a project:

R1-L;R3;R4;R4-U – a combination of these districts to make up the remainder of the project in order to achieve a maximum density of seven (7) dwelling units per gross acre.

a. R3; R4 and R4-U – shall be limited to no more than fifteen percent (15%) of the total gross acreage in a project, and

b. Each R3, R4 and/or R4-U – shall be no more than a total of five (5) gross acres and

dispersed through the project.

However, any project proposing to exceed five (5) gross acres in any one location within a project shall be developed as a Planned Unit Development. Townhouse development is permitted in this district on corner lots with a minimum lot size of eight thousand (8,000) square feet.

R1-U (A) DISTRICT (Single Family Residential-Urban with Alley). Providing an opportunity for a mixture of new housing opportunities is the purpose of this district. Single family dwellings are permitted on a variety of lot sizes with a maximum density of seven (7) dwellings per gross acre. This District requires a minimum of one hundred (100) acres and unless otherwise specified in either a Specific Plan or Development Agreement, may be required to be developed as a Planned Unit Development as described in the following Districts:

R1 (A) – limited to no more than 25% of the total lots in a project;

R1-C (A) – no less than 25% of the total lots in a project:

R1-L (A);R3;R4;R4-U – a combination of these districts to make up the remainder of the project in order to achieve a maximum density of seven (7) dwelling units per gross acre.

a. R3; R4 and R4-U– shall be limited to no more than fifteen percent (15%) of the total gross acreage in a project, and

b. Each R3, R4 and/or R4-U – shall be no more than a total of five (5) gross acres and dispersed through the project.

However, any project proposing to exceed five (5) gross acres in any one location within a project shall be developed as a Planned Unit Development. Townhouse development is permitted in this district on corner lots with a minimum lot size of eight thousand (8,000) square feet.

R1-UC DISTRICT (Single Family Residential-Urban Core). Retention of single family units in the core of the City is the purpose of this

district. Single family dwellings are permitted on minimum interior lot size of five thousand (5,000) square feet and six thousand (6,000) square feet for corner lots. Duplexes may be permitted on corner lots with a minimum lot size of six thousand (6,000) square feet for attached units and seven thousand (7,000) for detached units with a maximum density of seven (7) dwellings per gross acre. This district is limited to the properties located within the boundaries of incorporation established in 1945.

R3 DISTRICT (Limited Multiple Family). Multiple family and dwelling groups with a maximum of three (3) units per lot are encouraged in this district. Single family dwellings are permitted on minimum lot size of five thousand (5,000) square feet. Multiple family units may be permitted with a minimum lot size of three thousand five hundred (3,500) per dwelling unit, and a maximum density of thirteen (13) units per gross acre.

R4 DISTRICT (Multiple Family Residential). This district is intended to promote development of multiple family units and institutional uses compatible with residential development. The R4 District allows a minimum lot size of two thousand four hundred (2,400) square feet per dwelling unit and a maximum density of sixteen (16) units per gross acre. Single family dwellings are permitted in this District and shall comply with the requirements in the R3 District.

R4-U DISTRICT (Multiple Family Residential-Urban). High density residential units, group quarters and quasi-public development is the purpose of this district. The R4 District allows a minimum lot size of two thousand four hundred (2,400) square feet per dwelling unit and a maximum density of twenty-two (22) units per gross acre. Single family dwellings are permitted in this District and shall comply with the requirements in the R3 District. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.16.020 Permitted Uses.**

Table 16.16.1 shows the permitted, not

permitted and conditionally permitted uses. (Ord. 606, 1999; Ord. 782, 2011)

**16.16.030 Development Standards for Residential Districts.**

The intent of this Section is to regulate the size and width of lots, the location and height of structures on lots, and the physical character and intensity of lot usage within residential districts, consistent with polices and principles of the General Plan.

A. Planned Unit Development. The provisions of this Section may be modified pursuant to Chapters 16.36 (Planned Unit Development) and 16.60 (Development Agreement).

B. Lot Area: Standards. Unless otherwise specified, minimum lot area within the residential districts will be as set forth in Table 16.16.3. Individual >lots of record= created prior to January 1, 1998, in the R1, R3 and R4 districts shall not be less than five thousand square feet, and four thousand five hundred (4,500) square feet in the R1-UC and R4-U districts. Lot areas shall meet the General Plan densities.

C. Lot Width: Standards. Unless otherwise specified, lots within the residential districts shall have the minimum width set forth in Table 16.16 .3. Cul-de-sac lots shall have the same width as that specified for interior lots.

D. Yard (Setback) Dimensions. Yards (Setbacks) on lots within residential districts shall have the minimum dimensions set forth in Table 16.16.3.

E. Reduction of Required Yards (Setback), Developed Areas.

1. Required front yards (setbacks) may be reduced in developed areas if more than forty percent (40%) of the block on which the lot sits is developed, the required front yard (setback) may be reduced to the average of the existing front yard (setback) dimensions of the block. In no case, shall a street side yard (setback) be less than ten (10) feet in width.

2. If a lot has less width than the required width in Table 16.16.3, the side yard (setback) or street side yard may be reduced to ten (10%) percent of the width of the lot, provided the side yard (setback) is not less than four (4) feet in width and the street side yard (setback) is not less than ten (10) feet in width

F. Height. Buildings and structures in the residential districts shall not exceed the heights set forth in Table 16.16.3, except as provided by other sections of this Title.

G. Building Coverage. The percentage of the total area of any lot that may be occupied by buildings in the residential districts shall not exceed that set forth in Table 16.16.3, except developments providing housing affordable to persons of low and very low incomes may be permitted to increase building coverage as a possible incentive under Section 16.16.050.

H. Recycling of Wood and Concrete Waste Material. All wood and concrete waste material generated as by development shall be separated and removed to an authorized recycling center.

I. Construction Noise. Unless otherwise waived by the City Council, construction activities generating noise above 70db at the property line on any lot shall not occur before 7:00 a.m. or after 7:00 P.M., Monday through Saturday, and before 10:00 a.m. or after 6:00 P.M. on Sunday. (Ord. 606, 1999)

J. Irregular Shaped Lots. It shall be the responsibility of the Director to determine the required yards for irregular shaped lots. (Ord. 606, 1999; Ord. 665 §1 (part), 2002)

K. Sewer and Water. All permitted and conditionally permitted uses must be served by public water, storm and sewer, unless otherwise approved by the City Council.

L. Garage Setbacks for all residential districts:

1. Production Subdivisions:
  - a. Front Loaded Garages:
    - i. At least 25% must be 40 feet back from the

front property line.

ii. At least 25% must be 30 feet back from the front property line.

iii. Remaining percentage may be located anywhere from 20 to 40 feet back from the front property line.

b. Side Loaded Garages may meet the setbacks for the main structure, and may even utilize the miscellaneous structure setback provisions provided for in section 16.140.080 (D).

2. Custom Subdivisions:

a. Front Loaded Garages shall have a minimum setback of 25 feet from the front property line.

b. Side Loaded Garages may meet the setbacks for the main structure, and may even utilize the miscellaneous structure setback provisions provided for in section 16.140.080 (D). (Ord. 782, 2011)

**16.16.040 Affordable Housing Exception.**

Any one-family dwelling constructed on an interior lot or any one or two-family dwellings constructed on a corner lot in a subdivision, according to an affordable housing provision contained in a development agreement, shall comply with requirements as set forth in Section 16.16.030, except:

A. A use permit shall not be required.

B. Any corner lot may be divided for one-family dwellings, provided:

1. Each lot shall have a minimum area of three thousand-five hundred (3,500) square feet in the R1 and R1-UC districts and four thousand (4,000) square feet in the R1-A, R1-C and R1-U districts.

2. Each corner lot shall have a minimum frontage of seventy (70) feet and each interior lot shall have a minimum frontage of forty-five (45) feet in the R1 and R1-UC districts, and a minimum frontage of eighty (80) feet and each interior lot shall have a minimum frontage of sixty (60) feet in the R1-A, R1-C and R1-U districts.

3. That corner lot dwellings, constructed as townhouse affordable units, shall front on opposite

streets from each other.

4. That the corner lot dwelling shall have a minimum rear yard setback of five (5) feet in the R1 and R1-UC districts, a minimum rear yard setback of ten (10) feet in the R1-A, R1-C and R1-U districts.

5. That the corner lot dwelling shall have side yard setbacks of twenty (20) feet on the street side and ten (10) feet on the opposite side in the R1 and R1-UC districts, and side yard setback of twenty (20) feet on the street side and twenty (20) feet on the opposite side in the R1-A, R1-C and R1-U districts.

6. That the interior lot dwelling shall have a minimum side yard set back of five (5) feet in the R1 and R1-UC districts, and of twelve (12) feet in the R1-A, R1-C and R1-U districts.

7. That the interior lot dwelling shall have a minimum rear yard setback of twenty (20) feet.

8. That lot splitting shall not be allowed for reverse corner lots.

9. Any two (2) one-single family units constructed adjacent to each other may have zero lot lines. (Ord. 606, 1999; Ord. 782, 2011)

**16.16.050 Housing Density Bonus.**

The purpose of this Section is to provide for and regulate concessions or incentives for child care facilities and the production of housing units which would be made available to moderate income persons, low income persons, very-low income persons, and senior citizens through density bonuses and incentives or concessions in compliance with the Government Code of the State of California.

A. Policy. The following policy establishes the procedures for the City and the requirements of a developer when a housing density bonus is requested.

B. Bonus.

1. A developer is entitled to a density bonus as set forth in the California Government Code, Section 65915, over the housing unit density allowed on the site by the existing zoning and General Plan designation, and incentives or concessions identified in 16.16.050 C. 14., when a developer agrees to

construct a housing development containing at least one of the following types of affordable housing:

a. Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

b. Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.

c. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

d. Ten percent of the total dwelling units in a common interest development as defined in Section 1351 of the Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

2. The above provisions do not apply with respect to implementation of the City's BMR (Below Market Rate) Housing Program, as defined in Ripon Municipal Code, Title 16, Chapter 194.

C. Administration.

1. Density bonuses may be granted as part of the normal approval process for plot plans, planned developments, rezonings, subdivision maps, or other permit approvals as may be adopted by the City of Ripon from time to time. Any incentives, or waiver or modification of development standards, shall first be approved by the Ripon City Council.

2. Senior housing projects shall only be granted density bonuses, when they are constructed as Planned Unit Development projects.

a. The Density Bonus Agreement must be approved by the City Council.

3. Housing developments must have a minimum of five (5) units, excluding any bonus units, to qualify for any housing density bonuses.

a. A housing development that includes a child care facility that will be located on the premises of, as part of, or adjacent to the project shall be granted either of the following: 1) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility, or 2) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

i. The City shall require, as a condition of approval of the housing development that: 1) the child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to 16.16.050 C 10 a; 2) of the children who attend the child care facility, the children of very low income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.

ii. If the City finds, based upon substantial evidence, that the community has adequate child care facilities, it shall not be required to provide a density bonus or concession for a child care facility.

4. A developer of a proposed development containing more than one (1) parcel of real property shall be allowed to build the density bonus units in one section of the proposed development while building the affordable units in another section of the development, provided that:

a. The development proposals for the two (2) sections of the proposed development are approved concurrently; and

b. The housing units in both sections are developed concurrently.

5. Tenant occupancy shall be monitored on an annual basis, and associated costs shall be paid by the project owners or developer in one lump sum for the affordability period specified in the Density

Bonus Agreement. All units within the entire project shall be subject to the monitoring fees. The fee shall be paid to the City of Ripon prior to the issuance of the building permit.

6. It shall be the owner or developer's responsibility to contact the City once the units are available for occupancy. Very-low income units shall remain available for at least thirty (30) days before the owner is then able to rent or sell to households of low income levels. Notification of the start and end of the thirty (30) day period must be reported to the monitoring agency. The owner or developer must show evidence to the monitoring agency that good faith efforts have been made to advertise the very-low income (VLI) units. As further vacancies occur in rental units, the very-low income opportunity shall again be extended to renters.

7. The rental rate or sales price charged each low income (LI) and very-low income (VLI) household shall be determined by unit size and as identified in the State Density Bonus Law (income category). This means that a one person or a two person household shall pay the same rate regardless of the number of bedrooms per unit.

8. All very-low income (VLI) units must be comparable to the market rate units. Very-low income (VLI) units must be integrated throughout the project by location and number of bedrooms per unit.

9. The density bonus granted by the City shall be recorded as a restriction on the rental or ownership limits of the unit(s).

10. Any property owner or applicant requesting a density bonus shall submit a Density Bonus Agreement in a form approved by the City Attorney. The agreement shall be approved by the City Council, and shall become a covenant running with the land.

a. If the owner or applicant is granted density bonuses and incentives or concessions, the agreement shall obligate the unit(s) for a minimum

thirty (30) year period to low income (LI), or very-low income (VLI) persons.

b. The initial occupant of the moderate income units that are directly related to the receipt of the density bonus in the common interest development shall be persons and families of moderate income and the units shall be offered at an affordable housing cost. An equity sharing agreement shall be enforced and shall include the following:

i. Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation. The city shall recapture any initial subsidy and its proportionate share of appreciation;

ii. For purposes of the Chapter, the city's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value;

iii. For purposes of this Chapter, the city's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale.

11. The City of Ripon shall use the income limits published by the Department of Housing and Community Development (HCD) applicable in the Ripon area in administering the State Density Bonus Law.

12. Unless otherwise provided in State Law, sale of density bonus units shall comply with the City's BMR (Below Market Rate) Housing Program, Buyer's Resale Agreement, including paying a subsidy balance. The subsidy shall be calculated as the difference between the original purchase price of the low or very-low unit and the original fair market value of the unit. The subsidy shall be placed in the City's low/mod housing fund to subsidize future low or very-low housing. The original applicant,

subdivider or builder shall record the density bonus restriction set forth in this section for each individual unit to which the density bonus applies.

13. Consistent with State density bonus law, concession or incentive means any of the following:

- a. waiver of City sidewalk standards to permit four (4) foot sidewalks;
- b. waiver of City street paver standards;
- c. waiver of City parkway street standards;
- d. varying lot sizes;
- e. access to available housing trust funds.

The City shall, upon request of the developer require a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following ratios:

- a. Zero to one bedrooms: one onsite parking space.
- b. Two to three bedrooms: two onsite parking spaces.
- c. Four and more bedrooms: two and one-half parking spaces.

If the total number of parking spaces required is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this Chapter, a development may provide onsite parking through tandem parking or uncovered parking, but not through on-street parking.

The City shall grant the concession or incentive requested by the applicant unless the City makes a written finding, based upon substantial evidence, of either of the following: 1) The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as defined in Sections 50079.5 and 50105 of the Health and Safety Code; 2) The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on

any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-and moderate-income households.

Notwithstanding any other provisions of this Chapter, the City may grant additional or different concessions, or may refuse to grant concessions and/or density bonus, in cases where a Development Agreement, which provides concessions and incentives, is approved for the project.

14. Economic Feasibility. Any developer requesting an incentive or concession shall be required to show that the incentive or concession is necessary to make the project economically feasible. The developer shall submit supporting financial documents with the application. These documents shall be in a format as approved by the City Council from time-to-time. The documents shall be evaluated by the City Administrator for proof of economic necessity.

15. Findings for Denial of a Project. Notwithstanding any other provision, the City shall deny the proposed development if either of the following findings are made.

a. The proposed development does not conform to the General Plan or applicable zoning and development policies.

b. The proposed development would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the adverse impact identified.

The above findings shall be made in addition to findings made under 16.16.050 C. 13. and other Sections of this Title.

Definitions. See Section 16.12.040. (Ord. 606, 1999; Ord. 782, 2011)

Table 16.16.1

USES IN RESIDENTIAL DISTRICTS																	
Legend:		P	Permitted Use (No Review)														
		U	Use Permit Required														
		HO	Home Occupation Permit Required														
		S(PC)	Site Plan Permit (Planning Commission)														
		S(S)	Site Plan Permit (Staff)														
		GY	Garage and Yard Sales Permit														
		---	Use Not Permitted														
		R1-R	R1-E	R1-E(A)	R1-C	R1-C(A)	R1-L	R1-L(A)	R1	R1(A)	R1-U	R1-U(A)	R1-UC	R3	R4	R4-U	
<b>Residential Uses</b>																	
Single Family		P <sup>1</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Duplex		---	---	---	---	---	---	---	U	U	U	U	U	S(PC)	S(PC)	S(PC)	
Triplex		---	---	---	---	---	---	---	---	---	---	---	---	S(PC)	S(PC)	S(PC)	
Medium Density Residential		---	---	---	---	---	---	---	---	---	---	---	---	S(PC)	S(PC)	S(PC)	
High Density Residential		---	---	---	---	---	---	---	---	---	---	---	---	---	S(PC)	S(PC)	
<b>Other Residential Uses</b>																	
Convalescent Facilities		---	---	---	---	---	---	---	---	---	---	---	---	---	---	U	U
Group Care Facility, Large		---	---	---	---	---	---	---	---	---	---	---	---	---	S(PC)	S(PC)	
Group Care Facility, Small		S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)
Group Residential		---	---	---	---	---	---	---	---	---	---	---	---	---	S(PC)	S(PC)	
Mobile Home Park		---	---	---	---	---	---	---	---	---	---	---	---	---	---	U	U
Second Dwelling Unit		P	P	P	P	P	P	P	P	P	P	P	P	---	---	---	
Shelters, Small		---	---	---	---	---	---	---	---	---	---	---	---	S(PC)	S(PC)	S(PC)	
Temporary Mobile Home		S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	
<b>Nonresidential Uses</b>																	
Cemetery		U	U	U	U	U	U	U	U	U	U	U	U	---	---	---	
Community Centers		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Equestrian Center		U	U	U	---	---	---	---	---	---	---	---	---	---	---	---	
Family Day Care-Adult		P	P	P	P	P	P	P	P	P	S(S)	S(S)	---	S(S)	S(S)	S(S)	
Family Day Care-Child		P	P	P	P	P	P	P	P	P	S(S)	S(S)	---	S(S)	S(S)	S(S)	
Farming & Gardening		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Garage & Yard Sales		GY	GY	GY	GY	GY	GY	GY	GY	GY	GY	GY	GY	GY	GY	GY	
Home Occupation		HO	HO	HO	HO	HO	HO	HO	HO	HO	HO	HO	HO	HO	HO	HO	
Churches		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Schools, Public or Private		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Utilities, minor		U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
<p>1. Any residential structure over 7,000 sq. ft. requires site plan approval by the Planning Commission.</p> <p>2. Any residential structure over 6,000 sq. ft. requires site plan approval by the Planning Commission.</p> <p>3. Any residential structure over 5,000 sq. ft. requires site plan approval by the Planning Commission.</p>																	

Table 16.16.2																	
ACCESSORY USES & STRUCTURES IN RESIDENTIAL DISTRICTS																	
Legend:	P	Permitted Use (No Review)															
	U	Use Permit Required															
	HO	Home Occupation Permit Required															
	S(PC)	Site Plan Permit (Planning Commission)															
	S(S)	Site Plan Permit (Staff)															
	GY	Garage and Yard Sales Permit															
---	Use Not Permitted																
			R1-R	R1-E	R1-E(A)	R1-C	RI-C(A)	R1-L	R1-L(A)	R1	R1(A)	R1-U	R1-U(A)	R1-UC	R3	R4	R4-U
Accessory Use or Structure																	
Barn		U	U	U	---	---	---	---	---	---	---	---	---	---	---	---	---
Coop		U	U	U	---	---	---	---	---	---	---	---	---	---	---	---	---
Carport		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Garage <sup>1,2</sup>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest House <sup>3</sup>		P	P	P	P	P	P	P	S(S)	S(S)	S(S)	S(S)	S(S)	S(S)	---	---	---
Patio <sup>4</sup>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Vehicle Cover <sup>5</sup>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Room and Board		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Storage Building, Small		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool & Equipment		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<sup>1</sup> Private two (2) car garages shall not occupy more than fifty (50%) percent and three (3) or more car garage shall not occupy more than sixty (60%) percent of dwelling frontages.																	
<sup>2</sup> For detached garages refer to Chapter 16.140 section 16.140.030 for specific development requirements.																	
<sup>3</sup> For Guest House development requirements refer to Chapter 16.140 section 16.140.040.																	
<sup>4</sup> For Patio development requirements refer to Chapter 16.140 section 16.140.050.																	
<sup>5</sup> For Recreational Vehicle Cover development requirements refer to Chapter 16.140 section 16.140.060.																	

Table 16.16.3 RESIDENTIAL LOT AND STRUCTURE STANDARDS									
	R1-R	R1-E	R1-E(A)	R1-C	R1-C(A)	R1-L	R1-L(A)	R1	
<b>STANDARDS</b>									
Max. Height	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)
Max. Dwelling Units per Acre	0.5	2	2	3.5	3.5	4	4	5	
Min. Lot Area in Square Feet*	87,120	16,000 20,000 cor.	14,000 16,000 cor.	12,000 14,000 cor.	10,000 12,000 cor.	9,000 av. 8,500 int. 9,500 cor.	8,000 av. 7,500 int. 8,500 cor.	7,000 av. 6,500 int. 7,500 cor.	
Min. Lot Width, Feet	200	100	85	75	75	60/70 cor.	60/70 cor.	60/70 cor.	
Min. Front Setback, Feet	50	40	40	30	30	20	20	20	
Min. Rear Setback, Feet	100	30	30	30	30	30	30	30	
Min. Side Setback Interior Lot, Feet	20/30 opposite	12/20 opposite	12/20 opposite	8/15 opposite	8/15 opposite	5/12 opposite 8/12 2nd story	5/12 opposite 8/12 2nd story	5/12 opposite 8/12 2nd story	
Corner Lot, Min. Street & Opposite Side Setback, Feet <sup>f</sup>	50/25	40/15	40/15	30/10	30/10	20/5	20/5	20/5	
Min. Garage Setback, Feet <sup>g</sup>	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	
Building Lot Coverage Max., Percent	20	30	40	40	40	40	40	40	
Min. Lot Depth	200/225 cor.	150/175 cor.	150/175 cor.	120/130 cor.	120/130 cor.	100	100	100	
	R1(A)	R1-UC	R1-U	R1-UA)	R3	R4	R4-U		
<b>STANDARDS</b>									
Max. Height	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)	2 stories (35ft)		
Max. Dwelling Units per Acre	5	7	7	7	13	16	22		
Min. Lot Area in Square Feet <sup>1</sup>	5,500 av. 5,000 int. 6,000 cor.	5,000 6,000 cor. <sup>2</sup>	Varies with underlying ratios.	Varies with underlying ratios.	3,500 per D.U.	2,400 per D.U.	2,400 per D.U.		
Min. Lot Width, Feet	60/70 cor.	50/60 cor.	Varies with underlying ratios.	Varies with underlying ratios.	60	55	55		
Min. Front Setback, Feet	20	20	Varies with underlying ratios.	Varies with underlying ratios.	20	15	15		
Min. Rear Setback, Feet	30	20	Varies with underlying ratios.	Varies with underlying ratios.	20	15	15		
Min. Side Setback Interior Lot, Feet	5/12 opposite 8/12 2nd	5	Varies with underlying ratios.	Varies with underlying ratios.	5	5	5		
Corner Lot, Min. Street & Opposite Side Setback, Feet <sup>f</sup>	20/5	20/5	Varies with underlying ratios.	Varies with underlying ratios.	20/5	20/5	20/5		
Min. Garage Setback, Feet <sup>g</sup>	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)	See Section 16.16.030 (L)		
Building Lot Coverage Max., Percent <sup>6</sup>	40	50	Varies with underlying ratios.	Varies with underlying ratios.	50	60	60		
Min. Lot Depth	100	90	Varies with underlying ratios.	Varies with underlying ratios.	100	100	100		

1. Individual lot of record created prior to January 1, 1998, in the R1, R3 & R4 districts shall not be less than five thousand (5,000) square feet in area, and four thousand-five hundred (4,500) square feet in the R1-U, R1-U(A) and R4U districts.

2. Duplexes: 6,000 square feet for attached and 7,000 square feet for detached.

3. Townhouses are permitted on corner lots with a minimum size of 8,000 square feet.

4. The garages on all corner lots will front on one street and the front door shall face on the other street, except for lots in the R1-R Districts and townhouses provided through the BMR Program.

5. Garages with alley access will have a min. 5 ft. setback in the alley.

6. Covered patios, shade structures, covered porches and small storage buildings are allowed an additional 5% lot coverage.