



R-1 Single-Family Residential Zone District

§ 155.060 PURPOSE.

The purpose of the Single-Family Residential Zone is to encourage and promote a suitable environment for family life by providing for the development of adequate homes, yards and other residential facilities, and to protect and stabilize desirable characteristics of residential areas.

('64 Code, § 41.00)

§ 155.061 PRINCIPAL PERMITTED USES.

The principal permitted use in the R-1 Zone shall be single-family dwellings. Supportive housing and transitional housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district. Manufactured housing on a permanent foundation, small community care facilities (six or fewer occupants), and small employee housing (six or fewer occupants) shall also be permitted.

('64 Code, § 41.01) (Am. Ord. 1050, passed 12-12-13; Am. Ord. 1085, passed 2-23-17)

§ 155.062 ACCESSORY USES.

The following accessory uses are permitted in the R-1 Zone:

- (A) Accessory buildings such as lath houses and gardening sheds.
- (B) Garages or carports, housing not more than three automobiles on any one lot.
- (C) The provision within the main building of room and board for not more than two persons other than members of the household or household servants.
- (D) Private swimming pools.
- (E) The keeping of not more than three adult dogs and three adult cats and their litters up to the age of 10 weeks.
- (F) Vegetable or flower gardens.
- (G) Guest houses.
- (H) Home occupations in accordance with the provisions of § 155.635.
- (I) The keeping of not more than four pigeons; provided, that said pigeons are kept caged at all times.
- (J) Foster homes.
- (K) Yard sales in accordance with the following:
 - (1) A permit shall be required from the Department of Planning and Development to conduct a yard sale in the R-1 Zone. The said permit shall be posted conspicuously on the property during the course of the yard sales event.
 - (2) A resident shall be allowed a maximum of three yard sale events in any calendar year;

- (3) Each yard sale shall not exceed three consecutive days;
- (4) Each sale may begin no earlier than 8:00 a.m. and conclude no later than 6:00 p.m.
- (5) One sign, with an area not greater than six feet, may be posted on the private property where the yard sale occurs; the sign must be removed at the conclusion of the sale each day. No other signs are permitted, including signs on public property.
- (6) The merchandise offered for sale shall be limited to the resident's personal goods. The offering of merchandise acquired for the purpose of resale is prohibited.
- (L) Notwithstanding the provisions of § 155.398 of this code, when two separate houses exist on a single lot zoned R-1 (Single-Family Residential), both houses may remain provided the following two requirements are met:
 - (1) Both houses were constructed prior to October 14, 1961; and
 - (2) The subject lot contains not less than 4,500 square feet per dwelling unit.
- (M) Cottage food operations in accordance with the provisions of § 155.635.1.
- (N) Accessory dwelling units in accordance with the provisions of § 155.644.
- (O) Junior accessory dwelling units in accordance with the provisions of § 155.644.1.
(‘64 Code, § 41.02) (Am. Ord. 358, passed 7-10-69; Ord. 743, passed - -89; Am. Ord. 825, passed 7-29-93; Am. Ord. 1081, passed 1-26-17; Am. Ord. 1084, passed 3-23-17)

§ 155.063 CONDITIONAL USES.

The following uses shall be permitted in the R-1 Zone only after a valid conditional use permit has first been issued:

- (A) The keeping of household pets other than those permitted as an accessory use.
- (B) Large family day care pursuant to § 155.625.
- (C) Public and quasi-public buildings and uses of a recreational, educational, cultural or public service nature; provided, that the Planning Commission first determines that there is a definite showing of necessity for such use in the location requested. Storage yards, repair yards, warehouses and similar facilities shall not be permitted.
- (D) Community care facility, large.
(‘64 Code, § 41.03) (Ord. 560, passed 5-9-79; Am. Ord. 634, passed 7-28-83; Am. Ord. 827, passed 7-29-93; Am. Ord. 938, passed 8-28-03; Am. Ord. 1085, passed 2-23-17) Penalty, see § 10.97

§ 155.064 PROPERTY DEVELOPMENT STANDARDS.

The following property development standards shall apply to all land and structures in the R-1 Zone. The property development standards contained in §§ 155.445 through 155.463 shall apply. (‘64 Code, § 41.04) Penalty, see § 10.97

§ 155.065 LOT AREA, WIDTH AND DEPTH.

(A) Each lot shall have an area of not less than 5,000 square feet. However, there shall be no more than one dwelling unit on any one lot or parcel of land regardless of size.

('64 Code, § 41.05)

(B) (1) Interior lots shall have a width of not less than 50 feet.

(2) Corner lots shall have a width of not less than 60 feet.

(3) Reversed corner lots shall have a width of not less than 70 feet.

(4) Lots with side lot lines adjoining freeways, drainage channels or railroad rights-of-way shall have a width of not less than 70 feet.

('64 Code, § 41.06)

(C) (1) Lots having front lot lines adjoining local streets shall have a minimum depth of 100 feet.

(2) Lots having front or rear lot lines adjoining major or secondary highways which are not provided with a service road shall have a minimum depth of 120 feet.

(3) Lots having rear lot lines adjoining a freeway, drainage channel or railroad right-of-ways shall have a minimum depth of 120 feet.

(4) Lots having rear lot lines adjoining public schools or recreation areas shall have a minimum depth of 120 feet. ('64 Code, § 41.07) Penalty, see § 10.97

§ 155.066 POPULATION DENSITY.

There shall be not more than one single-family dwelling unit per lot or parcel of land and each parcel shall have an area of not less than 5,000 square feet.

('64 Code, § 41.08) Penalty, see § 10.97

§ 155.067 BUILDING HEIGHT.

No building or structure erected in this zone shall have a height greater than 25 feet except as provided in §§ 155.385 through 155.598 of this chapter.

('64 Code, § 41.09) Penalty, see § 10.97

§ 155.068 FRONT YARD.

(A) Except as provided in this subchapter, each lot shall have a front yard of not less than 20 feet. Except as provided in §§ 155.385 through 155.598, no part of the area between the street property line and the front wall of the building shall be used for parking or storage purposes, including the parking or storage of motor vehicles, trailers, boats, or boat trailers.

('64 Code, § 41.10)

- (B) Where lots comprising 50% or more of the block frontage are developed with a front yard either greater or lesser in depth than that prescribed herein, the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage. However, a front yard determined in this way shall not be less than 15 feet and need not be more than 40 feet. Existing front yards of more than 40 feet shall be counted as 40 feet in calculating the average. ('64 Code, § 41.11)
 - (C) On key lots, the minimum front yard shall be the same as the required front yard for the adjoining interior lot. When the front yard on the adjoining interior lot is less than prescribed by this chapter, the key lot front yard may be the same. However, in no case shall the key lot front yard be less than 15 feet. ('64 Code, § 41.12)
- (Am. Ord. 292, passed - -66; Am. Ord. 501, passed 6-24-75) Penalty, see § 10.97

§ 155.069 SIDE YARD.

- (A) Each lot shall have a side yard on each side of not less than five feet. ('64 Code, § 41.13)
- (B) On corner lots, unless otherwise specified in this chapter, the side yard adjoining the street shall be not less than 10 feet in width. Except as provided in §§ 155.385 through 155.598, no part of the area between the street property line and the wall of the building shall be used for parking or storage purposes, including the parking or storage of motor vehicles, trailers, boats or boat trailers, unless completely screened from view from the adjoining street. ('64 Code, § 41.14)
- (C) On a reversed corner lot, the side yard adjoining the street shall be not less than the front yard required on interior lots on the street upon which the reversed corner lot sides. Except as provided in §§ 155.385 through 155.598, no part of the area between the street property line and the wall of the building shall be used for parking or storage purposes, including the parking or storage of motor vehicles, trailers, boats or boat trailers, unless completely screened from view from the adjoining street. ('64 Code, § 41.15)
- (D)
 - (1) Any accessory building located less than 70 feet from the front property line shall have the same minimum side yard as that required for the main building.
 - (2) An accessory building may be located on a side property line which does not border a street when said building complies with all of the following:
 - (a) Is located 70 feet or more from the front property line.
 - (b) Has no openings on those sides adjoining a property line and is of one hour fire-resistant construction on said sides.
 - (c) Has provision for all roof drainage to be taken care of on the subject lot.
 - (3) An accessory building which is 70 feet or more from the front property line but which does not meet the requirements of subdivision (2) of this division, may not be located closer than three feet from the side property line.
 - (4) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley. ('64 Code, § 41.16)

(E) When the side yard is used for driveway access to the parking facilities, said yard shall be not less than 10 feet in width. ('64 Code, § 41.17)

(Am. Ord. 289, passed 3-10-66; Am. Ord. 501, passed 6-24-75) Penalty, see § 10.97

§ 155.070 REAR YARD.

- (A) Except as provided in this subchapter, each lot shall have a rear yard of not less than 15 feet. ('64 Code, § 41.18)
- (B) (1) An accessory building may be permitted on the rear property line when said building:
- (a) Has no opening on those sides adjoining a property line and is of one hour fire-resistant construction on said sides.
 - (b) Has provision for all roof drainage to be taken care of on the subject property.
- (2) An accessory building which does not comply with the requirements of subdivision (1) of this division shall not be located closer than three feet from the rear property line.
- (3) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
- (4) On a reverse corner lot, an accessory building shall not be located closer than five feet from any rear property line which is also the side property line for the property to its rear. ('64 Code, § 41.19) Penalty, see § 10.97

§ 155.071 PERMITTED ENCROACHMENT INTO REQUIRED YARDS.

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in §§ 155.385 through 155.598 of this chapter. ('64 Code, § 41.20) Penalty, see § 10.97

§ 155.072 DISTANCE BETWEEN BUILDINGS.

There are no requirements regarding distance between buildings.

('64 Code, § 41.21) (Am. Ord. 289, passed 3-10-66; Am. Ord. 700, passed 9-11-86)

§ 155.073 MINIMUM AREA OF BUILDINGS.

A building used as a dwelling unit shall have a minimum area of 900 square feet, exclusive of garage and porch areas. ('64 Code, § 41.22) Penalty, see § 10.97

§ 155.074 LOT COVERAGE.

The minimum coverage of the lot or parcel by all structures shall not exceed 40% of the lot area. For the purpose of this section, unenclosed patio structures or swimming pools shall not be counted as structures.

('64 Code, § 41.23) (Am. Ord. 700, passed 9-11-86) Penalty, see § 10.97

§ 155.075 PERMITTED FENCES, HEDGES AND WALLS.

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) In the front yard setback area the height of fences, hedges and walls shall not exceed three and one-half feet and solid fences or walls shall not be permitted.
- (B) On the side and rear lot lines adjoining residentially zoned lots, excepting the front yard setback area, the height of fences, hedges and walls shall not exceed seven feet. On the side and rear property lines, excepting the front yard setback area, adjoining a lot zoned other than residential, the maximum height shall be subject to the approval of the Director of Planning and Development.

('64 Code, § 41.24) (Am. Ord. 700, passed 9-11-86; Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97

§ 155.076 REQUIRED OFF-STREET PARKING.

Off-street parking shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter. ('64 Code, § 41.25) Penalty, see § 10.97

§ 155.077 VEHICULAR ACCESS.

Access to required off-street parking facilities shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter.

('64 Code, § 41.26) Penalty, see § 10.97

§ 155.078 SIGNS.

No signs shall be permitted in the R-1 Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

- (A) Signs or nameplates not exceeding one square foot in area and displaying only the name and address of the premises and the owner or lessee thereof shall be permitted.
 - (B) Temporary subdivision tract signs and architect's or builder's signs shall be permitted in accordance with the provisions of §§ 155.515 through 155.536.
 - (C) "For rent," "for sale" or "for lease" signs, each not exceeding six square feet in area and not more than two such signs on any one lot or parcel, shall be permitted.
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- (D) Outdoor advertising signs shall not be permitted in this zone.
 - (E) Signs which move, or which have moving parts or flashing lights, shall not be permitted in this zone. ('64 Code, § 41.27) Penalty, see § 10.97
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§ 155.079 LANDSCAPING.

The front yard area, and the side and rear yard areas where they adjoin a dedicated street shall be suitably landscaped and maintained in accordance with the provisions of §§ 155.545 through 155.559 of this chapter.

('64 Code, § 41.28) (Am. Ord. 289, passed 3-10-66) Penalty, see § 10.97