

CHAPTER 12-7 SINGLE FAMILY RESIDENTIAL ZONE (R-1-15/20)

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12-7-101. Purpose.

The purpose of the Single Family Residential (R-15/20) zone is to support the development of residential neighborhoods that promote low-density, single-family buildings that provide coordinated and attractive living environments and which respond to and are compatible with surrounding conditions and uses.

- (a) Essential development characteristics within the Single Family Residential (R-15/20) zone are:
 - (1) A mix of residential single-family residential housing types located on lots that range from one-third to one-half acre in size;
 - (2) A traditional configuration of streets and blocks arranged to provide easy orientation and alternative routes to each home;
 - (3) A hierarchy of streets that balance the needs of pedestrians and vehicles; and
 - (4) Inclusion of a public community park of at least ten-acres dedicated to community social activities, recreation and visual enjoyment.

12-7-102. Residential Density and Pattern of Development.

- (a) To successfully create a neighborhood with a mix of low-density single-family uses, development should be characterized by an integrated mix of low densities throughout each neighborhood. Each neighborhood should include well-landscaped lots that include generous yards with lawns, shrubs and trees and other attractive landscape improvements, and safe and attractive sidewalks and trails leading to a community park or similar community open space feature. This will be achieved by providing an overall density of 0.4 dwelling units per net acre of residential land within the applicable zone. To meet this target, at least one-third of the lots must be one-half acre in size.
- (b) In order to ensure the neighborhood has a desirable mix of densities throughout, half-acre and third-acre lots shall be integrated throughout the district and not segregated to specific streets or clusters. To meet this target, all subdivision applications must include a mix of lot sizes that meet the overall density target listed in 12-7-102(1) above, as verified and approved by the Planning Director.

12-7-103. Special Provisions.

When reviewing proposed R-15/20 Residential development applications, the following shall be required to protect the intended characteristics of the zone:

- (a) Housing. A mix of half-acre and third-acre residential lots with single-family dwellings in each project or subdivision, shall include a variety of housing plans, elevations, and number of bedrooms in each home, providing a wide variety of housing choices.
- (b) Pedestrian and Bicycle Uses. To facilitate creation of a well-integrated, low-density single family residence neighborhood, pedestrian and bicycle facilities and trails are required to ensure access to open space areas and regional trail systems. Landscaped park strips, including street trees and other plant material, shall be required. Vegetation including tree species-type and tree spacing, as well as landscaping and recreational facilities shall be provided as required in Chapter 12-24.

12-7-104. Minimum Lot Standards.

- (a) Minimum Average Lot Size: 17,500 square feet
- (b) Minimum Lot Sizes: 14,500 square feet (one-third acre)
- (c) Lot Size Mix: At least one-third (33%) of all lots in each subdivision shall be at least 22,000 square feet (one-half acre) in size.
- (d) Lot Size Distribution: Each subdivision shall include a mix of lot sizes that meet the Average Lot Size requirement above.
- (e) Lot Frontage: 100 feet minimum
- (f) Front Yard: 25 feet
- (g) Rear Yard: 25 feet minimum
- (h) Side Yard: 8 feet one side and total of 18 feet for both sides; main buildings only
- (i) Side Yard Corner: 20 feet for all buildings on the side adjacent to the street.
- (j) Accessory Buildings: Accessory Buildings shall be placed in the back yard, at least 3 feet behind the rear line of the main building and at least 1 foot from all property lines; and shall be 15 feet from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. In no case may accessory

buildings or structures cover more than thirty percent (30%) of the rear yard.

12-7-105. Maximum Building Height.

- (a) Main Buildings shall not exceed two stories with a maximum height of 35 feet.
- (b) Accessory Buildings shall not exceed the height of the main building and in no event shall accessory buildings exceed the height of 25 feet.

12-7-106. Off-Street Parking, Loading, and Access.

The requirements of Chapter 24 of this Title shall apply to this zone.

12-7-107. Parks and Open Space.

The City's General Plan provides that a community park will be located in or near this zone. The area of this zone may be subject to future regulations that address the development of the park.

12-7-108. Site Plan Review.

The requirements of Chapter 12-23 of this Title shall be enforced for any uses requiring site plan review.

12-7-109. Fencing.

The requirements of Chapter 12-28 (Supplementary Regulations) of this Title shall apply to all fences in this zone.

12-7-110. Landscape Requirements.

The landscape requirements of this Title, Chapters 25 (Landscape Standards) and 28 (Supplementary Regulations) shall apply to uses in this Zone.