

CHAPTER 16



Single Family Residential (R-1)

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17.16.01 Purpose

The purpose of the R-1 districts is to provide living areas within Woodlake where development is consistent with the Woodlake General Plan and is limited to low density concentrations of single-family dwellings, and where regulations are designed to promote the following: (1) encourage a suitable environment for family life, (2) provide space for community facilities, including parks, schools, churches and other facilities that will complement the residential environment; (3) a circulation system that is pedestrian-friendly, is properly connected to the community at-large and adjacent residential developments, and provides for alternative forms of transportation; (4) an attractive and unique neighborhood design that ranges from streetscape to the residential dwellings themselves; and (5) the conservation of valuable resources ranging from water to energy.

17.16.02 Subdistricts

In order to adequately plan for single family development at various densities, the R-1 district is further divided into the following subdistricts: R-1-7 (single family residential, one unit per 7,000 square feet) and R-1-10 (single family residential, one unit per 10,000 square feet).

17.16.03 Permitted Uses

- A. Single-family dwellings.
- B. The raising of crops and horticultural specialties.
- C. Home occupations subject to the requirements detailed in Chapter 17.70 Special Uses.
- D. Second residential units consistent with Chapter 17.70 Special Uses.
- E. Small day care homes consistent with Chapter 17.70 Special Uses.
- F. Mobile homes subject to design standards contained in Section 17.16.11 this chapter.
- G. Licensed group care homes (six or fewer persons) consistent with Chapter 17.70 Special Uses.
- H. Transitional and supportive housing (six or fewer persons).
- I. Drainage basins.
- J. Water well sites.
- K. Utility facilities, including electrical substations, elevated pressure tanks, and communication equipment buildings.
- L. Model homes and subdivision sales offices associated with the development of a residential subdivision.

17.16.04 Accessory Uses

- A. Incidental and accessory structures and uses located on the same site as the permitted use including private garages and carports; storage buildings; garden structures, greenhouses; and recreation rooms, hobby shops and swimming pools. Development standards for some of these accessory structures are provided in Chapter 17.70 Special Uses.

- B. Temporary subdivision sales office and signs consistent with Chapter 17.74 Signs.
- C. Enclosed temporary construction materials storage yards associated with the development of a residential subdivision.

17.16.05 Prohibited Uses

The outside placement, parking, storage or stockpiling of equipment, materials, vehicles, furnishings or commodities, not associated with the normal use, maintenance or repair of a residential dwelling or its accessory structures, and including but not limited to farm equipment, porta-potties, picking ladders, agricultural produces, produce boxes and bins, trucks larger than one ton, scrap materials, inoperable vehicles and appliances or furniture.

Outside storage restrictions shall be exempt for persons conducting yard or garage sales that have an appropriate city permit.

17.16.06 Conditional Uses

The following uses shall be permitted upon the granting of a use permit consistent with Chapter 17.52 Conditional Use Permits.

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, nonprofit schools and colleges; churches and other religious institutions.
- B. Public and private charitable institutions, hospitals, convalescent homes, sanitariums, or rest homes for mental, drug or alcoholic cases.
- C. Public uses of an administrative, recreational, public service or cultural types 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. Senior citizen housing project.
- E. Large family day care facility.

17.16.07 Development Standards

A. Site Area

The minimum site area for Woodlake's single family residential districts are as follows:

District	Minimum Site Area
R-1-7	7,000 square feet
R-1-10	10,000 square feet

B. Lot Frontage and Depth

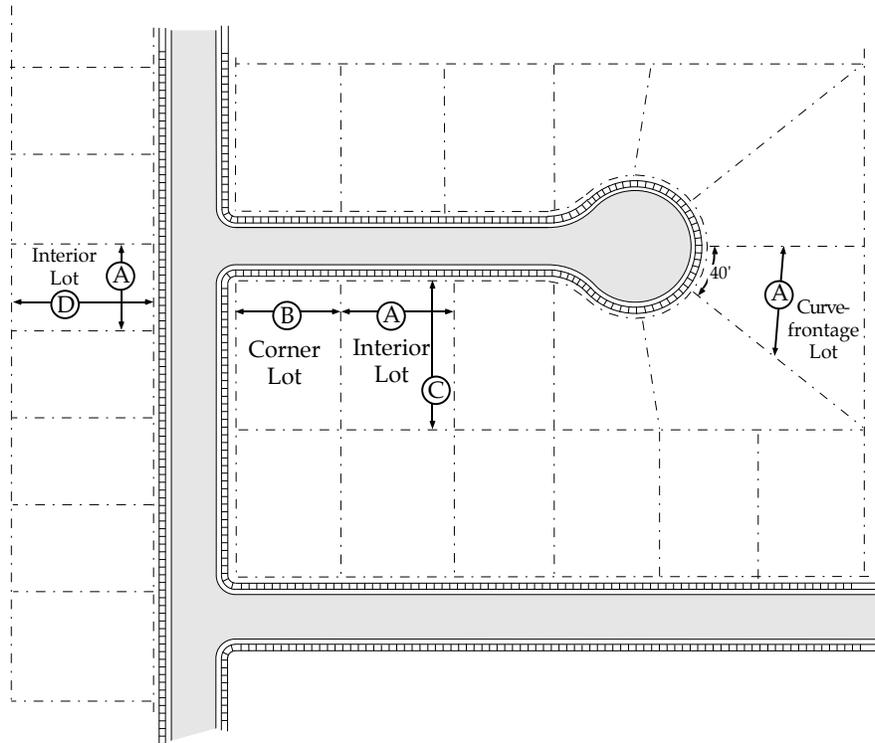
1. The minimum lot frontage for each of Woodlake's single family residential districts are as follows:

District	Corner Lot	Interior Lot
R-1-7	75 feet	70 feet
R-1-10	85 feet	80 feet

2. The minimum lot depth for each of Woodlake's single family residential districts are as follows:

District	Corner Lot	Interior Lot
R-1-7	100 feet	100 feet
R-1-10	120 feet	120 feet

Figure 10-1 • R-1 Zone - Lot Width and Depth



17.16.07 R-1 District • Lot Width and Depth			
Zone	(A) Interior Lot Width	(B) Corner Lot Width	(C) All Lots Depth
R-1-7	70	75	100
R-1-10	80	85	120

Note: Cul-de-sac or curved-frontage lots must have a minimum frontage of 40 feet.

C. Building Height

The maximum height of residential structures shall be 35 feet; the maximum height of accessory structures shall be 15 feet, including garages.

D. Lot Coverage

The maximum lot coverage by structures shall be forty percent.

E. Yard Requirements

1. Front Yard:

<u>District</u>	<u>Minimum Front Yard</u>
R-1-7	20 feet
R-1-10	25 feet

On a lot situated between residential lots with buildings that are set back less than the minimum distance required by this section, the minimum front yard set back shall be the average of the front yard set backs of the adjoining lots.

2. Side Yard:

<u>District</u>	<u>Minimum Side Yard</u>
R-1-7	5 feet
R-1-10	10 feet

On the street side of a corner lot, the side yard setback shall be one-half the required front yard setback. Where an interior lot is less than fifty feet in width, each side yard shall be a minimum of ten percent of the lot width, or three feet, whichever is greater.

3. Garage/Carport Setback: A garage or carport that faces a public street shall be set back a minimum of 20 feet from the back of sidewalk or property line, whichever is greater.

4. Exceptions:

- a. Architectural features, including eaves, sills, chimneys, cornices, and bay windows may extend up to 30 inches into a required side yard.
- b. Uncovered, unenclosed porches, platforms or landings that do not extend above the first floor elevation may extend a maximum of six feet into a front or rear yard setback area. Railings up to 30 inches in height may be installed on any of these features.

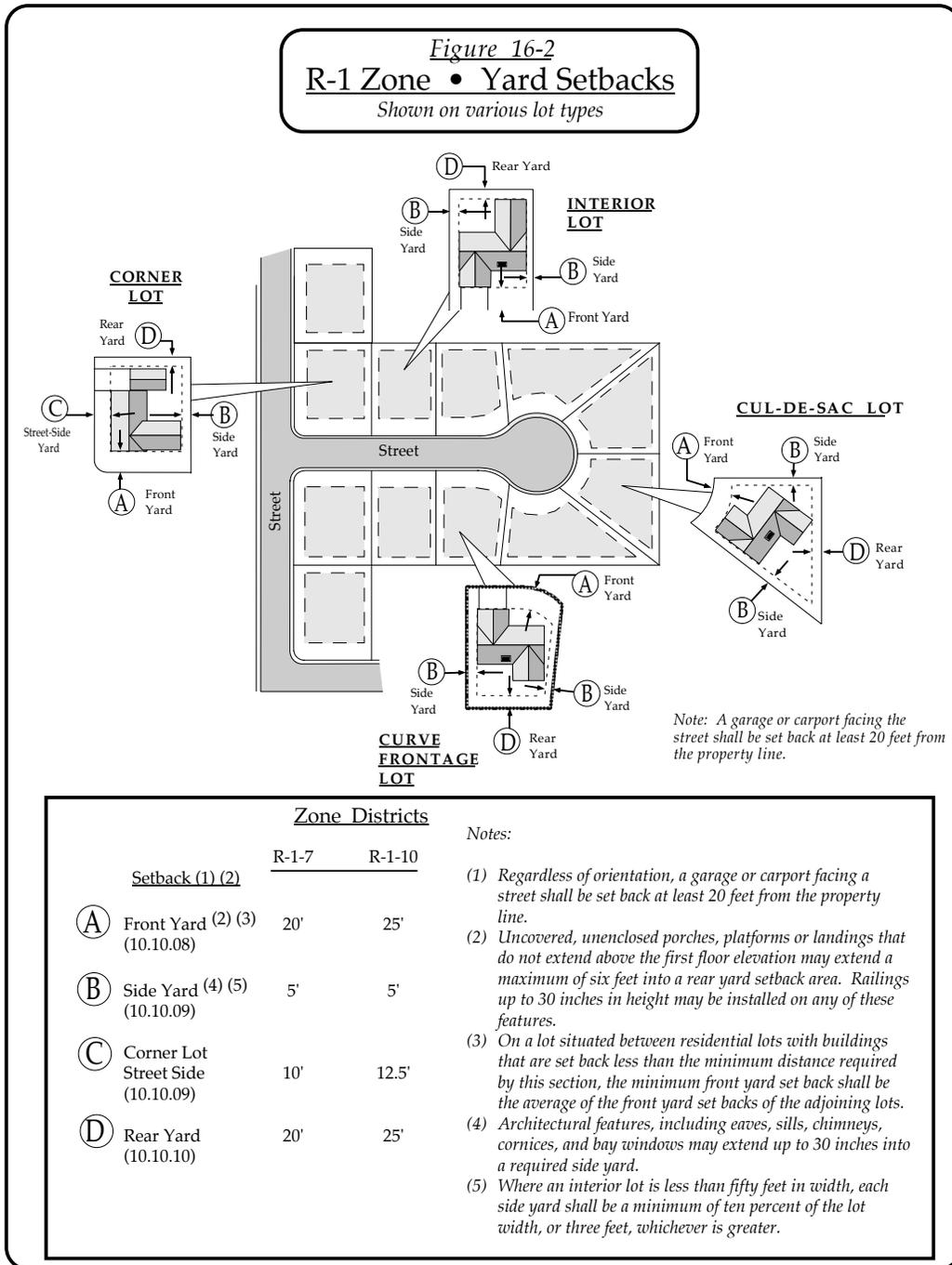
Woodlake Zoning Ordinance
Chapter 16: R-1 Zone (Single Family Residential)

5. Rear Yard:

District Minimum Rear Yard

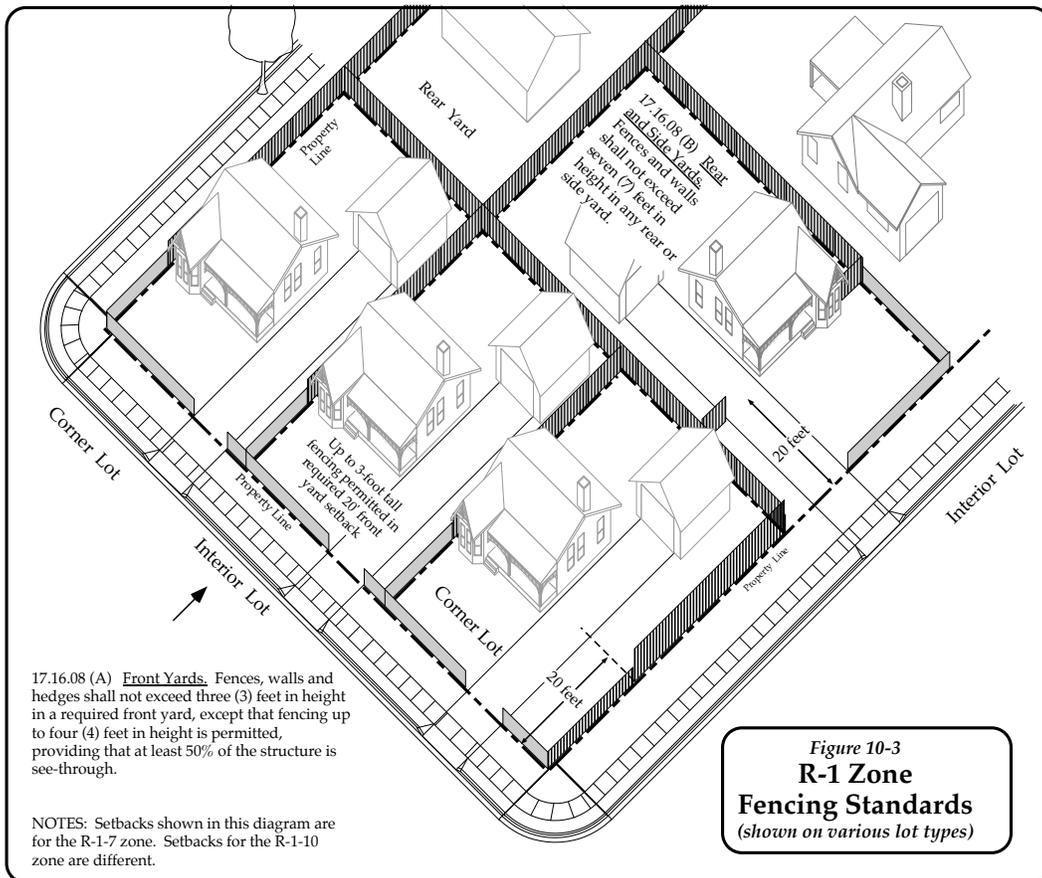
R-1-7 20 feet

R-1-10 25 feet



17.16.08 Fences, Walls and Hedges

- A. Front Yards: Fences, walls and hedges shall not exceed three feet in height. A fence or wall may be four feet in height if more than 50 percent of the structure is see-through.
- B. Rear and Side Yards: Fences, walls, and hedges shall not exceed seven feet in height along any side or rear property line.



17.16.09 Off-Street Parking and Loading Facilities

- A. For single-family dwellings, a minimum of two covered parking stalls shall be required. Each space shall have a minimum width of 10 feet and a minimum depth of 20 feet. All parking spaces and driveways shall have a concrete or asphalt surface. Where a carport or garage is open to a public street, a driveway

of at least 20 feet shall be provided between the face of the garage and the back of sidewalk or property line, whichever distance is greater.

- B. Non-residential uses in this District shall provide off-street parking consistent with Chapter 17.76 Parking and Loading.

17.16.10 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.74 Signs.

17.16.11 Design Standards

The following standards shall apply to all single family dwellings, including manufactured, mobile homes and garages, which are constructed in the R-1 district.

- A. The minimum width of a single-family dwelling or a manufactured or mobile home shall be 20 feet.
- B. Mobile homes must be certified under the National Manufactured Home Construction and Safety Act of 1974.
- C. All residential dwellings shall be attached to a permanent foundation.
- D. The roofs of all residential dwellings shall be composed of composition shingles, ceramic tiles, metal or wood shakes or shingles. The pitch of the roof shall be less than three inches of vertical rise over 12 inches of horizontal run.
- E. The exterior siding of all residential dwellings shall be composed of wood, masonry, plaster, or metal sheathing.
- F. Siding shall extend to the ground, except when a solid concrete or masonry perimeter foundation or retaining wall is used in which case the siding material need only extend to the top of the foundation or wall.
- G. The maximum area of a garage shall be 900 square feet; the maximum width of a garage shall be 30 feet.

17.16.12 Energy Conservation

- A. Seventy-five percent of all garages shall be located on the west side of a home that fronts onto an east/west roadway, and on the north side of a home that fronts onto a north/south roadway (This location feature will conserve energy).

Woodlake Zoning Ordinance
Chapter 16: R-1 Zone (Single Family Residential)

- B. All ground-mounted heating/cooling units shall be located on the east side of a home that fronts onto an east/west roadway, and on the north side of a home that fronts onto a north/south roadway (This location feature will conserve energy).
- C. Residents are encouraged to plant deciduous trees on the south and west sides of their home (This design feature will conserve energy).

17.16.13 Water Conservation

- A. All residential projects that contain more than 2,500 square feet of landscaped area shall comply with the regulations contained in Chapter 17.66 Landscaping, Irrigation and Grading.
- B. All residential subdivisions containing more than ten lots shall comply with the regulations contained in Chapter 17.66 Landscaping, Irrigation and Grading.
- C. Not more than fifty percent of the front yard landscaping shall be devoted to turf. Shrubs planted in the front yard shall be drought-tolerant species (These design features will conserve water).
- D. All parkways shall be five feet wide, shall be depressed and shall be provided with a drip irrigation line that runs from the adjoining home to the parkway. Parkway will be planted with a deciduous street tree. The parkway will be covered with mulch; turf will not be permitted.
- E. All front yard landscaping shall be provided with an automated irrigation system that employs water-conserving irrigation features.