

R-5	PERMITTED USES		
	principal uses	accessory uses	special use permit
<p>Residential R-5 This district is intended as a residential area that permits single family housing at a density of 5 dwelling units per gross acre.</p> <p>This district is intended for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard and landslide hazard.</p>	<ol style="list-style-type: none"> 1. single family housing 2. home occupations as defined in Sec. 17.06.705 3. essential services (underground) 4. civic administrative offices 5. neighborhood recreation 6. public recreation 	<ol style="list-style-type: none"> 1. carport, garage and storage structures (attached or detached) 2. private recreation facility (enclosed or unenclosed) 3. mail room and/or common use room for cluster or multiple family developments. 4. outside storage when incidental to the principal use. 5. open areas and swimming pools. 6. temporary construction yard. 7. temporary real estate office. 8. accessory dwelling units 	<ol style="list-style-type: none"> 1. bed & breakfast facility 2. community assembly 3. community education 4. community organization 5. convenience sales 6. essential service (above ground) 7. noncommercial kennel 8. religious assembly
SITE PERFORMANCE STANDARDS			
Height	Minimum Lot	Minimum Yard	
principal structure	single family	single family	
<p>32 feet (2 1/2 stories) An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330)</p> <p>detached carports & garages other accessory structures: with low slope roof (<2 1/2 : 12) : 14 feet with high slope roof (> 2 1/2 : 12) : 18 feet</p> <p>other non-residential structures: 45 feet</p>	<p>8,500 sq. ft. per dwelling unit</p> <p>All buildable lots must have 50 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot</p>	<p>front: 20 feet from property line side, interior (with alley): 5 feet side, interior (with no alley): one side 10 ft., the other side 5 ft. side, street: 10 feet however, garages that access streets must be 20 ft. from property line. rear: 25 feet -- 12 1/2 ft. if adjacent to public open space.</p>	<p>Extensions into these yards are permitted in accordance with Sec. 17.06.495</p>
Landscaping	Fences	Other	
<p>single family: All front yards shall be landscaped.</p> <p>Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)</p>	<p>front yard area: 4 feet side & rear yard area: 6 feet</p> <p>All fences must be on or within the property lines.</p> <p>Higher fence height for game areas may be granted by Special Use Permit.</p>	<p>As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction.</p> <p>parking, single family: 2 paved off-street spaces for each unit.</p>	