

R-12

PERMITTED USES

	<u>principal uses</u>	<u>accessory uses</u>	<u>special use permit</u>
<p>Residential R-12 This district is intended as a residential area that permits a mix of housing types at a density of not greater than 12 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. duplex housing 3. pocket housing 4. home occupations as defined in Sec. 17.06.705 5. essential services (underground) 6. civic administrative offices 7. neighborhood recreation 8. 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. accessory dwelling unit 	<ol style="list-style-type: none"> 1. boarding house 2. child care facility 3. community assembly 4. community education 5. community organization 6. commercial recreation 7. convenience sales 8. essential service (above ground) 9. >6 ft. fence to enclose game area 10. handicapped or minimal care facility 11. juvenile offenders facility 12. noncommercial kennel 13. religious assembly 14. restriction to single family 15. 2 unit per gross acre density increase (<i>only for pocket housing</i>) 16. bed & breakfast facility 17. group dwelling – detached housing 18. commercial film production

SITE PERFORMANCE STANDARDS

<u>Maximum Height</u>	<u>Minimum Lot</u>	<u>Minimum Yard</u>	
<p>principal structure 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>pocket residential 32 feet</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 ft</p>	<p>single family 5500 sq. ft. per dwelling unit</p> <p>duplex & pocket 3500 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>Pocket: maximum lot coverage 50%</p>	<p>single family & duplex 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>pocket housing Project perimeter front: 20 feet from property line side, interior: 10 feet side, street: 10 feet rear: 15 feet project interior: 0 feet</p> <p>Extensions into these yards are permitted in accordance with Sec. 17.06.495</p> <p>Zero setback side yards are allowed for single family. (see 17.05.080c)</p>
	Landscaping	Fences	Other
	<p>single family & duplex: All front & street side yards shall be landscaped.</p> <p>Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)</p> <p>pocket housing: Landscaping, including street trees is required. See Planning Department for details.</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 & duplex: 2 paved off-street spaces for each unit. parking, pocket: 1 space for each 1 bedroom unit. 2 paved spaces for 2+ bedrooms.</p> <p>Non-residential activities have side yard setbacks of 25'.</p>