

R-12	PERMITTED USES		
	<u>principal uses</u>	<u>accessory uses</u>	<u>special use permit</u>
<p><b>Residential R-12</b> 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"> <li>1. single family housing</li> <li>2. duplex housing</li> <li>3. home occupations as defined in Sec. 17.06.705</li> <li>4. essential services (underground)</li> <li>5. civic administrative offices</li> <li>6. neighborhood recreation</li> <li>7. public recreation</li> </ol>	<ol style="list-style-type: none"> <li>1. carport, garage and storage structures (attached or detached)</li> <li>2. private recreation facility (enclosed or unenclosed)</li> <li>3. accessory dwelling unit</li> </ol>	<ol style="list-style-type: none"> <li>1. boarding house</li> <li>2. child care facility</li> <li>3. community assembly</li> <li>4. community education</li> <li>5. community organization</li> <li>6. commercial recreation</li> <li>7. convenience sales</li> <li>8. essential service (above ground)</li> <li>9. &gt;6 ft. fence to enclose game area</li> <li>10. handicapped or minimal care facility</li> <li>11. juvenile offenders facility</li> <li>12. noncommercial kennel</li> <li>13. religious assembly</li> <li>14. restriction to single family</li> <li>15. 2 unit per gross acre density increase (<i>only for pocket housing</i>)</li> <li>16. bed &amp; breakfast facility</li> <li>17. group dwelling – detached housing</li> <li>18. commercial film production</li> </ol>

SITE PERFORMANCE STANDARDS			
<u>Maximum Height</u>	<u>Minimum Lot</u>	<u>Minimum Yard</u>	
<b>principal structure</b> 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)  <b>detached carports &amp; garages &amp; other accessory structures</b> with low slope roof (<2 1/2 : 12) : 14 feet with high slope roof (> 2 1/2 : 12) : 18 feet <b>other non-residential structures:</b> 45 ft	<b>single family</b> <b>5500 sq. ft.</b> per dwelling unit <b>duplex</b> <b>3500 sq. ft.</b> per dwelling unit  All buildable lots must have <b>50</b> 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.	<b>single family &amp; duplex</b> <b>front:</b> 20 feet from property line <b>side, interior</b> ( with alley): 5 feet <b>side, interior</b> ( with no alley): one side 10 ft., the other side 5 ft. <b>side, street:</b> 10 feet however, garages that access streets must be 20 ft. from property line. <b>rear:</b> 25 feet -- 12 1/2 ft. if adjacent to public open space.	Zero setback side yards are allowed for single family. (see 17.05080c).
	<b>Landscaping</b>	<b>Fences</b>	<b>Other</b>
	single family & duplex: All front & street side yards shall be landscaped.  Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)	front yard area: 4 feet side & rear yard area: 6 feet  All fences must be on or within the property lines.  Higher fence height for game areas may be granted by Special Use Permit.	As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction.  <b>parking, single family &amp; duplex:</b> 2 paved off-street spaces for each unit.  Non-residential activities have side yard setbacks of 25'.