

R-8	PERMITTED USES		
	Principal Uses	Accessory Uses	Special Use Permit
<p>Residential R-8</p> <p>This district is intended as a residential area that permits a mix of housing types at 8 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, landslide hazard, and landslide hazard.</p>	<ol style="list-style-type: none"> 1. Single family housing. (NOTE: Fort Grounds & Pine Grove only – a single family only designation applies to the majority of the area; duplexes are not permitted. ADU's are a permitted use (see attached map). 2. Duplex housing. 3. Home Occupations, as defined in Sec. 17.06.705. 4. Essential services (underground). 5. Civic administrative offices. 6. Neighborhood recreation. 7. 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 (ADU). 	<ol style="list-style-type: none"> 1. Boarding house. 2. Child care facility. 3. Community assembly. 4. Community education. 5. Community organization. 6. Convenience sales. 7. Essential service (above ground). 8. Handicapped or minimal care facility. 9. Juvenile offender facility. 10. Noncommercial kennel. 11. Religious assembly. 12. Restriction to single family. 13. Group dwelling. 14. 2 units per gross acre density increase. 15. Bed & breakfast facilities.
SITE PERFORMANCE STANDARDS			
Height	Minimum Lot	Minimum Yard	
Principal Structure	Single Family & Duplex	Single Family & Duplex	
<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). 32 feet pocket residential 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>5,500 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.</p> <p>Side, interior (with alley): 5 feet.</p> <p>Side, interior (with no alley): one side 10 ft., the other side 5 ft.</p> <p>Side, street: 10 feet however, garages that access streets must be 20 ft. from property line.</p> <p>Rear: 25 feet -- 12 1/2 ft. if adjacent to public open space.</p>	<p>Zero setback side yards are allowed for single family (see 17.05.080c).</p> <p>Non-residential activities have side yard setbacks of 25'.</p>

Landscaping	Fences	Other
<p>Single family & duplex: All front yards shall be landscaped.</p> <p>Street tree plantings may be required (see street tree list -- available from the Urban Forestry Coordinator).</p>	<p>Front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines.</p> <p>Corner lots must comply with clear view triangle.</p> <p>Higher fence height for sport courts may be granted by Special Use Permit (sport court).</p>	<p>As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" are required with new construction.</p> <p>Parking, single family & duplex: 2 paved off-street spaces for each unit.</p>

EXAMPLE: FORT GROUND AREA WHERE SINGLE-FAMILY ONLY DESIGNATION APPLIES

