

Draft

Form-Based Code Pages
for the R-1 and R-CL zoning districts

DIR-34177
05/28/09 PC

19.06.060

R-1 Single-Family Residential District.

The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 District is consistent with the policies of the Low Density Residential category of the General Plan.

BUILDING PLACEMENT		19.06.060.A
A. Minimum Lot Size	11,000 sq. ft.	
Minimum Lot Width	90 ft. ¹	
B. Max. Building Envelope	NA	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	25 ft. ²	
D. Minimum Side Yard Setback	10 ft.	
E. Corner Lot - Minimum Side Yard Setback	15 ft.	
F. Minimum Rear Yard Setback	30 ft.	
ACCESSORY STRUCTURE		19.06.060.B
G. Separation from Main Bldg.	6 ft.	
H. Corner Lot - Minimum Side Yard Setback	15 ft.	
J. Minimum Rear Yard Setback	3 ft.	
K. Mid-Block Lot - Minimum Side Yard Setback	3 ft.	
L. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit.	
BUILDING HEIGHT		19.06.060.C
M. Stories	2 max.	
N. Flat Roof - Max. Height	35 ft. measured to the top of the Roof Coping	
O. Pitched Roof - Max. Height	35 ft. measured to the midpoint between the eaves and ridge line of a pitched roof	
P. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 ft in height or the height of the principal dwelling unit, whichever is less	

Footnotes

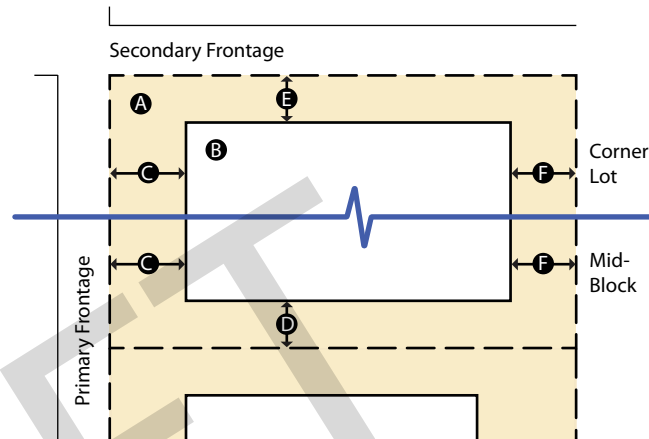
¹ Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.



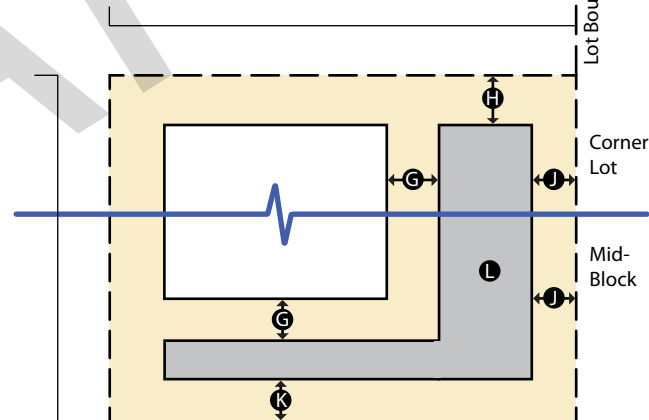
Illustrations & Graphics

R-1 19.06.060

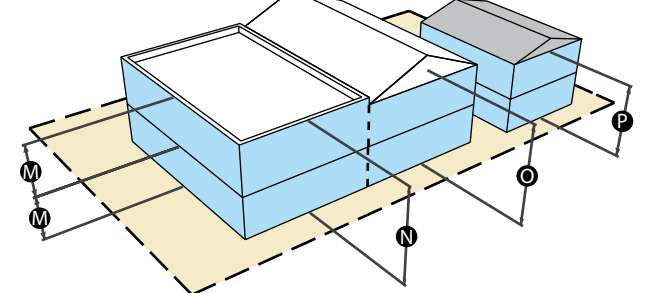
BUILDING PLACEMENT



ACCESSORY STRUCTURE



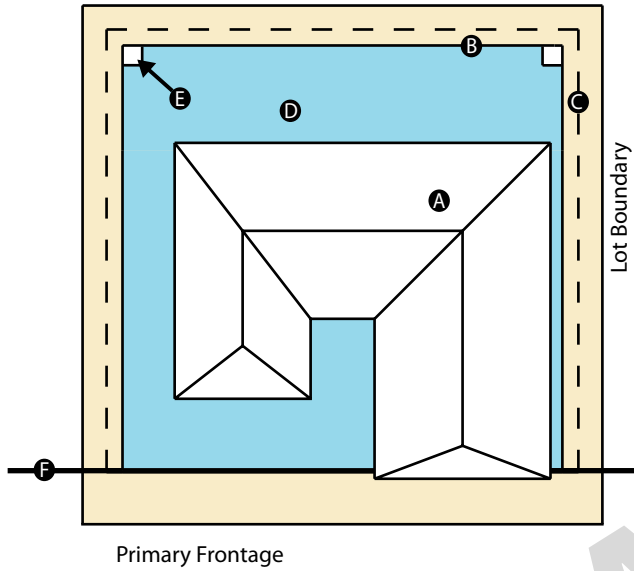
BUILDING HEIGHT



Illustrations & Graphics

R-1
19.06.060

PATIO COVER



PATIO COVERS

19.06.060.D

A. Principal Dwelling Unit	
B. Patio Cover Setback to Post	15 feet - Rear 15 feet - Side 15 feet - Corner Side
C. Patio Cover Roof Overhang	May come to within 3 feet of Rear and Side Property Lines
D. Patio Cover	Buildable Envelope
E. Patio Cover Support Columns	Must be located within the required Setbacks
F. Front Yard Setback	Patio Cover or Roof may not extend beyond

19.06.070

R-CL Single-Family Compact-Lot District.

The purpose of the R-CL District has been to provide for single-family units and other customary residential uses on a smaller lot size. The density associated with the R-CL District historically has been deemed to be consistent with the policies of the Medium-Low Density Residential category of the General Plan. However, many of the types of development permitted within the R-CL District are generally inconsistent with development policies encouraged under the General Plan. Therefore, new development under the R-CL District is not favored and will be available only under the very limited circumstances described in this Code.

BUILDING PLACEMENT		19.06.070.A
A. Minimum Lot Size	3,500 sq. ft. ¹	
Minimum Lot Width	35 ft. ^{2,3}	
B. Max. Building Envelope	NA	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	14 ft. ⁴	
D. Minimum Side Yard Setback	10 ft. ⁵	
E. Corner Lot - Minimum Side Yard Setback	10 ft.	
F. Minimum Rear Yard Setback	10 ft.	
ACCESSORY STRUCTURE		19.06.070.B
G. Minimum Side Yard Setback	3 ft.	
J. Minimum Rear Yard Setback	3 ft.	
K. Separation from Main Bldg.	6 ft.	
L. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit.	
BUILDING HEIGHT		19.06.070.C
M. Stories	2 max.	
N. Flat Roof - Max. Height	35 ft. measured to the top of the Roof Coping	
O. Pitched Roof - Max Height	35 ft. measured to the midpoint between the eaves and ridgeline of a pitched roof	
P. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 ft in height or the height of the principal dwelling unit, whichever is less	

Footnotes

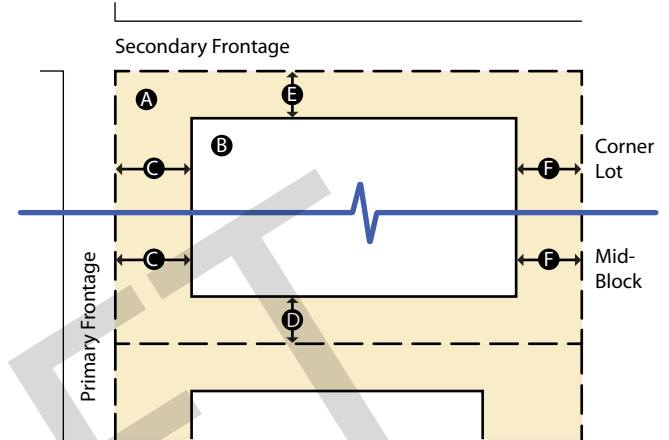
¹ The minimum lot size is 3,500 square feet; provided however, the minimum average of all lots within the development shall be 3,750 square feet.



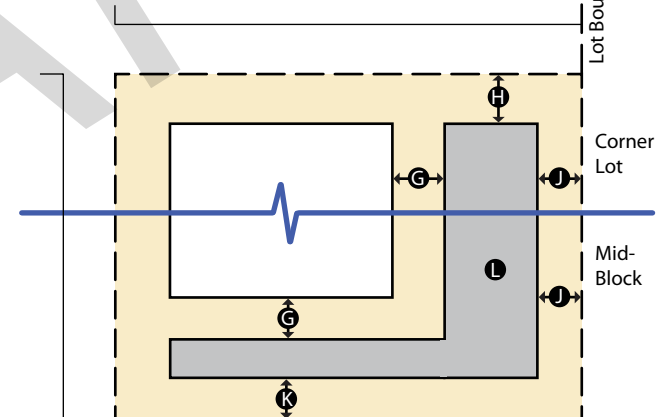
Illustrations & Graphics

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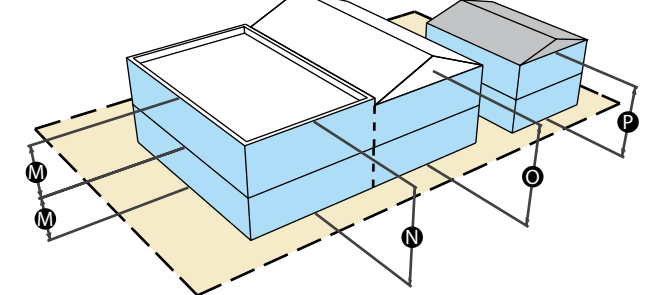
BUILDING PLACEMENT



ACCESSORY STRUCTURE



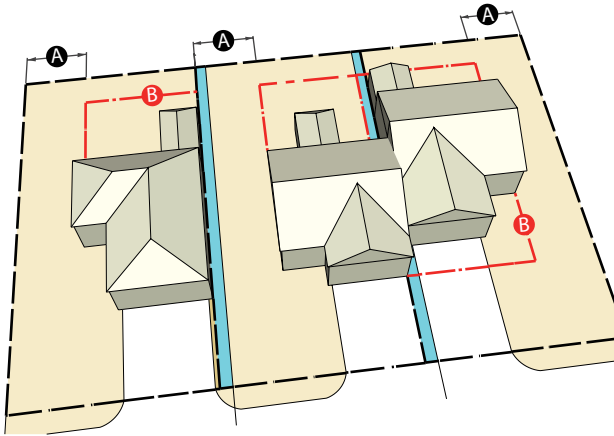
BUILDING HEIGHT



Illustrations & Graphics

R-CL
19.06.070

ZERO LOT LINE DEVELOPMENT



2. The minimum lot width is 35 feet. In all cases, lot width shall be sufficient to provide the street frontage necessary for driveways to conform to the requirements of LVMC Chapter 13.16, LVMC 18.28.360 and other adopted City driveway standards.
3. Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided

ZERO LOT LINE DEVELOPMENT		19.06.070.D
A. Minimum Side Yard Set-back	10 ft.	
B. Building Setback Line		
C. Minimum Maintenance Easement	3 ft.	

the average lot width meets the required lot width.

4. The minimum front yard setback is 14 feet. The minimum front yard setback for front entry garages and carports is 16 feet for any lot located on a knuckle or cul-de-sac bulb and 18 feet in all other cases.
5. The minimum total (combined) width of both side yards for each lot is 10 feet. The minimum side yard setback for a side yard along a street is 10 feet, in which case the total width must be 15 feet. Such side yard setbacks may be configured in any manner that conforms to the Uniform Building Code and results in maintaining the total side yard setback width required on each lot. In no case, however, may lots be configured or improvements placed on lots in a manner that results in open space or yard setback area for one lot actually being located on a separately owned lot. The use of "use easements" to create such a result is specifically prohibited.

ADDITIONAL INFORMATION

Zero Lot Line Development. When zero lot line setbacks are used, the dwelling unit and garage (if provided) shall be placed on one interior side property line, with the adjacent dwelling unit set back a minimum of ten feet from the common property line. (See Figure 4.13.1 above)

A perpetual easement, with a minimum width of three feet, shall be provided on the adjacent lot for the maintenance of the wall of the dwelling with the zero lot line. With the exception of walls, fences, vertical trellises or other connecting elements, the required easement shall be kept free of structures. No doors, windows, air conditioning units, utility meters, electrical panel boxes or openings of any kind shall be permitted on the wall of a dwelling or garage placed on a zero lot line. The roof must be designed to prevent waste runoff from draining on to the adjoining lot. Required easements shall be shown on the Final Map and shall be incorporated into each deed transferring title to the property.



HELP



In no case shall the owner of any zero lot line property be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.

Separation Between Structures. All dwellings located less than 10 feet from a side property line must maintain a separation of at least 10 feet between principal structures (including garages) on adjacent lots.

PATIO COVER 19.06.070.E	
A. Principal Dwelling Unit	
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C. Patio Cover Roof Overhang	May come to within 3 feet of Rear and Side Property Lines
D. Patio Cover	Buildable Envelope
E. Patio Cover Support Columns	Must be located within the required Setbacks
F. Front Yard Setback	Patio Cover or Roof may not extend beyond

Illustrations & Graphics

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PATIO COVER

