

SECTION 831

"R-P" RESIDENTIAL AND PROFESSIONAL OFFICE DISTRICT

The "R-P" Residential and Professional Office District is intended to act as a transition district wherein residential neighborhoods are protected from adverse features inherent in neighborhood shopping center districts, community shopping center districts, or other adjacent districts and conditions.
(Added by Ord. 490.10 adopted 11-5-63)

SECTION 831.1 - USES PERMITTED

The following uses shall be permitted in the "R-P" District. All uses shall be subject to the property development standards in Section 831.5 and site plan review, Section 874.

A. RESIDENTIAL USES

The following permitted uses shall be considered as "residential uses" as the term is applied in the Property Development Standards, Section 831.5.

1. Existing residential buildings.
2. One family, two family or multiple family dwellings. When more than one single family residence is placed on a lot, the provisions of Section 831.6 shall apply.
3. Home Occupations, Class I, in conjunction with a detached single family residential unit, subject to the provisions of Section 855-N.
(Added by Ord. T-288 adopted 2-25-86)

B. NON-RESIDENTIAL USES

The following uses are permitted and shall be considered as "non-residential" uses, as the term is used in the Property Development Standards, Section 831.5.

1. Artist studios.
2. Libraries.
3. Office on ground floor only. There shall be no retail sales, storage of stock in trade and storage of equipment not used exclusively in said offices:
 - a. Administrative.
 - b. Business.
 - c. General.
 - d. Medical and dental.
 - e. Professional, other than veterinarian.
4. Signs, subject to provisions of Section 831.5-K.
5. One family dwelling unit used in combination with permitted non-residential uses.

6. Laboratories (not to exceed 350 square feet of floor area):
 - a. Biological.
 - b. Dental.
 - c. Medical.
 - d. Optometrical.
(Added by Ord. 490.77 adopted 8-17-72)
7. Day nursery - commercial.
(Added by Ord. 490.188 adopted 10-29-79)

SECTION 831.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval by the Director.

- A. Water pump stations.
- B. Non-residential uses located in an existing residential structure, when there is a material change in the exterior appearance of said structure, other than maintenance and repair.
- C. Buildings over one story in height when permitted by Section 831.5-D.1.
- D. Home Occupations, Class II, in conjunction with a detached single family residential unit, subject to the provisions of Section 855-N.
(Added by Ord. T-288 adopted 2-25-86)
- E. Laboratories (more than 350 square feet of floor area):
 1. Biological.
 2. Dental.
 3. Medical.
 4. Optometrical.
(Added by Ord. 490.77 adopted 8-17-72)
- F. Automobile Driver's Training Schools
(Added by Ord. T-070-341 adopted 4-23-02)

SECTION 831.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to a Conditional Use Permit as provided for in Section 853.

- A. Savings and loan associations.
(Added by Ord. 490.86 adopted 5-8-73)

- B. Dance studios providing instruction only (limited to 10 students per session).
(Added by Ord. 490.113 adopted 6-8-76)
- C. Planned Office Developments
(Added by Ord. T-255 adopted 8-2-82)
- D. Planned Commercial Developments
(Added by Ord. T-284 adopted 5-26-87)

SECTION 831.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "R-P" District.

- A. More than one single family dwelling in combination with a permitted non-residential use.
- B. Non-residential uses not specifically listed in Section 831.1-B.
- C. Industrial uses.
- D. Advertising structures.
- E. Commercial uses.

SECTION 831.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "R-P" District:

A. LOT AREA

Each lot shall have a minimum area of seven thousand five hundred (7,500) square feet. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by any use permitted in this District.

B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards, and lots now existing may not be reduced below these standards. Each dimension is minimum only. One or both shall be increased to attain the minimum lot required.

1. Width

- a. Interior lots shall have a minimum width of sixty-five (65) feet.
- b. Corner lots shall have a minimum width of seventy (70) feet.
- c. Reversed corner lots shall have a minimum width of seventy-five (75) feet.

2. Depth

- a. Lots facing on local streets shall have a minimum depth of one hundred ten (110) feet.
- b. Lots facing on major or secondary highways shall have a minimum depth of one

hundred twenty (120) feet.

- c. Lots backing on freeways or railroad rights-of-way shall have a minimum depth of one hundred thirty (130) feet.

C. POPULATION DENSITY

1. The density shall not exceed one dwelling unit for each two thousand four hundred (2,400) square feet of lot area.
(Amended by Ord. 490.121 adopted 11-9-76)
2. A nonconforming lot of record under separate ownership at the time it became nonconforming may be used for residential purposes subject to the following limitations:
 - a. Any lot having less than four thousand (4,000) square feet may not be used for residential purposes.
 - b. Where the lot has four thousand (4,000) square feet of lot area or more, but less than six thousand five hundred (6,500) square feet of lot area, said lot shall not be used for more than two (2) dwelling units.
 - c. Where the lot has six thousand five hundred (6,500) square feet of lot area or more, but less than seven thousand five hundred (7,500) square feet of lot area, said lot shall not be used for more than three (3) dwelling units.

D. BUILDING HEIGHT

1. No building or structure erected in this District shall exceed twenty (20) feet in height. In the event the building height of developed buildings in an abutting "R" or "C-P" district exceeds these provisions, this height restriction may be waived by Director Review and Approval, such waiver not to exceed the height of the existing abutting development or the maximum building height permitted in the abutting district, whichever is lower.
(Amended by Ord. T-080-355, adopted 12-5-06)
2. No accessory building erected in this district shall have a height greater than one (1) story, not to exceed twelve (12) feet to plate height.

E. YARDS

1. General Yard Requirements
 - a. All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky except as provided in Section 831.5-E.5.
 - b. All side and rear yards shall be planted with trees at twenty foot intervals along their entire length. Front yards shall be landscaped and maintained. Side and rear yards not adjacent to a street may be used for parking and loading, but in all such cases, the planting requirements listed above shall be met in a satisfactory manner, and the planting scheme shall be shown on the site plan submitted for approval.
 - c. No main building shall be erected within fifty (50) feet of the right-of-way of any railroad line, freeway, or flood control channel.
 - d. Swimming pools shall not be located in any required front yard, nor shall they be located closer than five (5) feet from any side or rear property line, and they shall be

enclosed as required in the C-P District, Section 832.5-H.2.

2. Front Yard

Each lot shall have a front yard of not less than fifteen (15) feet.

3. Side Yard

Each lot shall have a side yard of not less than ten (10) feet. On corner and reversed corner lots, private garages and/or carports designed to open onto a side street shall be at least twenty (20) feet from the property line on the side street.

4. Rear Yard

Each lot shall have a rear yard of ten (10) feet.

5. Exceptions: Permitted Projections into Required Yards:

The provisions of the "R-1-A" District, Section 822.5-E, shall apply.

F. SPACE BETWEEN BUILDINGS

1. No requirements for non-residential buildings.

2. Residential Requirements

a. Minimum space between exterior walls of main buildings on the same lot.

(1) For buildings side to side, the minimum space shall be ten (10) feet.

(2) For buildings rear to side, front to side, with entries or exists into space, the minimum space shall be fifteen (15) feet.

(3) For buildings front to rear, rear to front with entire into space, the minimum space shall be twenty (20) feet.

(4) For buildings front to front arranged about interior court, permitting a ten (10) foot driveway in said interior court, said driveway being access to parking area or building, the minimum space shall be thirty (30) feet. Without said driveway said space shall be twenty-five (25) feet. Unenclosed porch or entry facilities may extend into a required yard or space not more than three (3) feet. Porch cover may extend into said space not more than eighteen (18) inches.

(5) In no event shall the minimum space between main buildings be less than ten (10) feet.

b. Minimum space between exterior walls of main and accessory buildings on the same lot.

(1) Garages and other non-dwelling structures shall be located not less than six (6) feet from any main building unless such structure is attached to the main building with a common wall or party wall.

(2) Where a garage is located within the area defined by the projections of the

side lines of any main building, and where said garage faces and is detached from any main building and the vehicular access to said garage falls entirely or in part within said area, the garage shall be not less than twenty-five (25) feet from the main building or buildings.

- (3) Where accessory buildings are attached to a main building by a breezeway roof, the provisions of paragraphs "a" and "b" shall apply.
- (4) The minimum distance between accessory buildings shall be not less than six (6) feet unless said buildings have a common or party wall.

G. LOT COVERAGE

Maximum lot coverage by buildings and structures shall not exceed fifty (50) percent of the total lot area.

H. FENCES, HEDGES AND WALLS

1. The general conditions, Section 855-H shall apply.
2. Where an "R-P" lot sides or rears on other residential districts, a solid masonry wall not less than five (5) nor more than six (6) feet in height shall be erected along said property line if developed with non-residential uses.
3. No fence, wall or hedge over three (3) feet in height, shall be permitted in any required front yard, or in the required side yard on the street side of a corner or a reversed corner lot.

I. OFF-STREET PARKING

1. For non-residential uses, there shall be one (1) parking space for each two hundred twenty-five (225) square feet of gross floor area, provided, however, that if such use falls into any of the special uses in the General Conditions, Section 855-I, such general condition shall apply.
(Amended by Ord. 490.102 adopted 10-29-74)
2. This required parking area shall be provided:
 - a. On the lot with the building or uses being served, or
 - b. On a contiguous lot in the "R-P" District.
3. For residential uses, there shall be at least one (1) parking space in a garage or carport for every dwelling unit. These spaces shall be on the same lot with the main building which they are intended to serve and located to the rear of the required front yard.
4. The provisions of the General Conditions, Section 855-I shall apply.

J. ACCESS

1. There shall be adequate vehicular access to off-street parking facilities from a dedicated and improved street, service road or alley. The design of the access shall be approved by the Department of Public Works as able to withstand commercial usage.
2. There shall be pedestrian access from a dedicated and improved street to property used for residential purposes.
3. There shall be no vehicular access to residential property from major or secondary highways as shown on the Major Street and Highway Plan except where lots were of record on the effective date of this Ordinance, and where such access cannot be provided by way of an alley or service road. Said lots shall have adequate turning area to permit motor vehicles to head into the highway.
4. If vehicular access to the lot is via an alley, there shall be provided as a minimum pedestrian access way a side yard at least five (5) feet in width from the street frontage to the alley at the rear. For other yard requirements, see Section 831.5-E.
5. If vehicular access is via a driveway parallel with a side lot line, there shall be an access way of not less than ten (10) feet from the street or alley to the building side for both pedestrian and vehicular access.

K. OUTDOOR ADVERTISING

1. The following signs shall be permitted for non-residential uses.
 - a. One (1) free-standing sign subject to the following regulations:
 - (1) The sign shall contain thereon only the name of the buildings, occupants, or groups thereof.
 - (2) The sign shall not exceed fifteen (15) square feet in area.
 - (3) The sign shall not exceed six (6) feet in height.
 - b. One (1) sign, attached to the face of the building, subject to the following regulations:
 - (1) The sign shall indicate only the name and address of the building or group of buildings, provided that, the sign may also contain the name of the occupant or groups thereof if a free-standing sign is not located on the lot.
 - (2) The letter or numeral height shall not exceed one (1) foot.
 - c. Name plates not exceeding two (2) square feet in area. Name plates shall display only:
 - (1) The name of the occupant.
 - (2) Suite or office number.
 - (3) The nature of the services rendered upon the premises.
 - d. "For Rent" or "For Sale" signs posted on the subject lot or building by the owner or

his authorized agent. Said signs shall not exceed six (6) square feet in area and there shall be not more than two (2) such signs for any one (1) lot, building or occupancy.

2. The following regulations shall apply to all signs permitted in the R-P District:
 - a. All faces of signs attached to a building shall be parallel to the face of the building.
 - b. No blinking, flashing, rotating or animated signs shall be permitted in the R-P District.
 - c. Lights used to illuminate signs shall be so installed as to concentrate the illumination on the sign or advertising structure and so as to minimize glare upon a public street or adjacent property.
 - d. No sign shall be placed on the roof of any building or structure in the R-P District.
3. For other permitted uses, the provisions of the "R-1-A" District, Section 822.5-K.1, 2, 3, 4, and 5, shall apply.

L. LOADING

For non-residential uses, the provisions of the "C-P" District, Section 832.5-L.1, 2, 3, and 4 shall apply.

SECTION 831.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director pursuant to the provisions of Section 874.