The "R-1" District is intended to provide for the development of single family residential homes at urban standards on lots not less than six thousand (6,000) square feet in area, not more than one (1) dwelling unit permitted on any lot, except within Planned Developments. All regulations for this District are deemed to be necessary for the protection of the quality of the residential environment and for the securing of the health, safety and general welfare of the residents.

(Amended by Ord. 490.66 adopted 2-2-71)

SECTION 826.1 - USES PERMITTED

The following uses shall be permitted in the "R-1" District. All uses shall be subject to the Property Development Standards in Section 826.5.
(Amended by Ord. 490.174 re-adopted 5-8-79)

A. One family dwelling units, not more than one (1) dwelling per lot.

B. Accessory buildings, including garages.

C. Private greenhouses and horticultural collections, flower and vegetable gardens.

D. Home Occupations, Class I, in conjunction with a detached single family residential unit, subject to the provisions of section 855-N.
(Amended by Ord. T-288 adopted 2-25-86)

E. Signs, subject to the provisions of Section 826.5-K.

F. House trailer parking, subject to the provision of Section 855-I.1.f.

G. Temporary tract offices and model homes, in the tract being developed.
(Added by Ord. 490.39 adopted 12-5-67)

H. Day nursery - small.
(Added by Ord. 490.188 adopted 10-29-79)

SECTION 826.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval as provided for in Section 872.

A. Day Nursery - large.
(Amended by Ord. 490.188 adopted 10-29-79)

B. Microwave relay structures.

C. Public moderate intensity parks and playgrounds.
(Amended by Ord. 490.175 re-adopted 5-29-79)

D. Public schools.

E. Temporary construction materials storage yards in the tract being developed.
F. Temporary or permanent telephone booths.

G. Water pump stations.

H. 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)

I. Off-site directional signs for major recreational uses, hospitals and colleges subject to the provisions of Section 855-K.
   (Added by Ord. 490.105 adopted 4-22-75)

J. Swimming lessons - small group, subject to the provisions of Section 855-N.

K. Second dwelling units, not more than one per lot, subject to the provisions of Section 855-N.
   (Added by Ord. T-269 adopted 5-24-83)

L. Single mobile home occupancy, subject to the provisions of Section 856.
   (Added by Ord. T-271 adopted 12-1-87)

M. Yard setback reduction for energy conservation purposes on single lots, subject to the provisions of Section 855-N.
   (Added by Ord. T-266 adopted 9-6-83)

SECTION 826.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided in Section 873.

A. Churches and parochial schools.

B. Country clubs and golf courses.

C. Day nursery - institutional.
   (Amended by Ord. 490.188 adopted 10-29-79)

D. Off-site subdivision signs, subject to the conditions of Section 826.5-K.

E. Private schools.

F. Public libraries.

G. Electric distribution substations.

H. Planned residential development.
   (Added by Ord. 490.66 adopted 2-2-71, amended by Ord. T-255 adopted 8-2-82)

I. Swimming lessons - large group, subject to the provisions of Section 855-N.

J. Civic and Social Clubs of 250 or less members.

K. High intensity parks.
   (Added by Ord. 490.175 re-adopted 5-29-79)

L. Yard setback reduction or lot dimension modifications for energy conservation purposes on
M. Private roads, as specified in the Fresno County Improvement Standards and the provisions of Section 855-N.
(Added by Ord. T-266 adopted 9-6-83)

SECTION 826.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "R-1" District.

A. Multiple residential uses except as permitted by Section 826.2 and Section 826.3.
   (Amended by Ord. 490.66 adopted 2-2-71)
B. Commercial uses, except as permitted by Section 855-N (Planned Residential Development).
   (Amended by Ord. 490.66 adopted 2-2-71)
C. Industrial uses.
D. Poultry and rabbit raising.
E. Agricultural uses not specifically listed as permitted.
F. Advertising structures.

SECTION 826.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all lands and structures in the "R-1" District.

A. LOT AREA

Each lot shall have a minimum net area of six thousand (6,000) square feet, except as provided in Section 826.5-C below. 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.

If, on the effective date of this Division, two or more nonconforming lots each with a separate and distinct number or other designation on an official map or approved record of survey recorded in the Office of the County Recorder, or delineated on a recorded subdivision map on file in the office of the Resources and Development Department, and abutting at least one public street or right-of-way are held in separate ownership:
(Amended by Ord. T-252 adopted 12-9-80)

1. Each such lot may be used as a separate lot if it contains at least five thousand (5,000) square feet of lot area and has a minimum width of fifty (50) feet.

2. If three or more such nonconforming lots are held in separate ownership, they may be divided into lots each of which contains at least five thousand (5,000) square feet of lot area and has a minimum width of fifty (50) feet. If such division requires a change of any existing lot line, a parcel map shall be filed with the Resources and Development Department.
(Amended by Ord. T-252 adopted 12-9-80)

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 area required.

1. **Width**
   a. Interior lots shall have a minimum width of sixty (60) feet.
   b. Corner lots shall have a minimum width of sixty five (65) feet.
   c. Reversed corner lots shall have a minimum width of seventy (70) feet.
   d. Lots siding on freeways, or railroad rights-of-way shall have a minimum width of eighty (80) feet.
   e. Curve lots and cul-de-sac lots shall have a minimum street frontage width of forty (40) feet.

2. **Depth**
   a. Lots facing on local streets shall have a minimum depth of one hundred (100) feet.
   b. Lots facing on streets shown on the Circulation Element of the General Plan shall have 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**

The provisions of Section 826.1 and Section 826.2 shall apply except for Planned Residential Developments wherein the density shall not exceed one dwelling for each six thousand (6,000) square feet of lot area.

(Amended by Ord. 490.52 adopted 11-19-68; Ord. 490.66 adopted 2-2-71; Ord. 490.118 adopted 10-19-76; and Ord. T-255 adopted 8-2-82)

D. **BUILDING HEIGHT**

1. No main building or structure erected in this District shall exceed twenty-five (25) feet in height.
   (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.

3. **Exceptions:**
   The provisions of the "R-1-A" District, Section 822.5-D.3, shall apply.

E. **YARDS**

1. **General Yard Requirements**
   The provisions of the "R-1-A" District, Section 822.5-E.1, shall apply.
2. **Front Yard**
   a. Each lot shall have a front yard of not less than twenty (20) feet extending across the full width of the lot except for special conditions provided for below. Where a front yard is proposed to be more than fifty (50) feet, a site plan review shall be required as provided for in Section 874.
   b. Curve lots and cul-de-sac lots shall have a front yard of not less than twenty (20) feet.
   c. For hillside lots, partially built-up blocks, and neighborhood unit plans, the provisions of the "R-1-A" District, 822.5-E.2, c, d and e, shall apply.

3. **Side Yard**
   a. Each lot shall have a side yard on each side of not less than five (5) feet except for special conditions treated below.
   b. For hillside lots, accessory buildings in side yards, and main buildings abutting an alley, the provisions of the "R-1-A" District, Section 822.5-E.3.b, e and f shall apply.
   c. **Corner Lots**
      On corner lots, unless otherwise specified in this Division, the side yard abutting the street shall be not less that ten (10) feet in width.
   d. **Reversed Corner Lots**
      On reversed corner lots, the side yard abutting the street shall be not less than ten (10) feet.
      (Amended by Ord. 490.169 re-adopted 4-24-79)

4. **Rear Yard**
   a. Each lot shall have a rear yard of not less than twenty (20) feet. For exceptions for the main building, the General Conditions, Section 855-E.4, shall apply.
   b. For hillside lots and accessory buildings, the provisions of the "R-1-A" District, Section 822.5-E.4.b and c, shall apply.

5. **Exceptions: Permitted Projections into Required Yards**
   The provisions of the "R-1-A" District, Section 822.5-E.5.a through c, shall apply.

F. **SPACE BETWEEN BUILDINGS**
   The provisions of the "R-1-A" District, Section 822.5-F, 1 and 3, shall apply.

G. **LOT COVERAGE**
   Maximum lot coverage by buildings and structures shall not exceed forty (40) percent of the total lot area.

H. **FENCES, HEDGES AND WALLS**
The provisions of the "R-1-A" District, Section 822.5-H.1, 2 and 3, shall apply.

I. **OFF-STREET PARKING**

   The provisions of the "R-1-A" District, Section 822.5-I.1, and 2, shall apply.

J. **ACCESS**

   The provisions of the "R-1-A" District, Section 822.5-J.1, 2, 3, and 4, shall apply.

K. **OUTDOOR ADVERTISING**

   The provisions of the "R-1-A" District, Section 822.5-K.1, 2, 3, 4, 5, 6, and 7, shall apply.
   (Amended by Ord. 490.32 adopted 12-13-66; Ord. 490.105 adopted 4-22-75)