

## ARTICLE 7

## R-C COMPACT SINGLE-FAMILY RESIDENCE DISTRICT

SECTION 7-100, PURPOSE. To provide areas within Petaluma where attached, detached, and semi-attached dwellings may be constructed under various ownership patterns including condominium, cooperative, a parcel and one or more buildings in one ownership, and individual ownership of a building and its site. The district is intended to produce a higher density and more intensive use of land than the R-1 District, while maintaining the direct relationship of each dwelling unit to its own building site. The district is further intended to achieve efficiencies in the provision of streets and utilities and to encourage the provision of usable open space.

SECTION 7-200, PERMITTED PRINCIPAL USES. The following are the principal uses permitted in the R-C District:

- 7-201 Attached, detached, and semi-attached one-family dwellings and duplexes.
- 7-202 Small Residential Care Facilities.
- 7-203 Small Family Day Care Homes

SECTION 7-300, PERMITTED ACCESSORY USES. The following are the accessory uses permitted in the R-C District:

- 7-301 Rooming and boarding of not more than three (3) persons per dwelling unit.
- 7-302 Private garages and off-street parking areas.
- 7-303 Private swimming pools, exclusively for the use of residents and guests, in accordance with the provisions of Section 21-203.
- 7-304 Signs, in accordance with the provisions of Section 21-204.
- 7-305 Home occupations, subject to approval by the Zoning Administrator-Director of a home occupation questionnaire and statement to assure compliance with the provisions of Section 21-202.
- 7-306 Other accessory uses and accessory buildings customarily appurtenant to a permitted use, in accordance with the provisions of Section 21-201.
- 7-307 Exempt telecommunications facilities in accordance with all applicable provisions of Chapter 14.44 of the Petaluma Municipal Code, except within a recognized Historic District where otherwise exempt facilities are considered mini facilities subject to administrative site plan and architectural review. (Ord. 2039 N.C.S., 11/96)
- 7-308 Mini telecommunications facilities, in accordance with all applicable provisions of Chapter 14.44 of the Petaluma Municipal Code, which have received site plan and architectural review and approval by the Planning Director (except within a recognized Historic District or on a recognized Historic Landmark where mini telecommunications facilities shall require a minor conditional use permit and Historic Site Plan and Architectural Review). (Ord. 2039 N.C.S., 11/96)

**SECTION 7-400, CONDITIONAL USES.** The following are the conditional uses in an R-C District, in accordance with the provisions of Article 21 and Section 26-500:

- 7-401 Public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service type, not including corporation yards, storage or repair yards, and warehouses.
- 7-402 Temporary tract offices, model homes, and tract signs, in accordance with the provisions of Section 21-406.
- 7-403 Bed and Breakfast Inn in accordance with the provisions of Section 21-409.
- 7-404 Large Residential Care Facilities.
- 7-405 Day Care Center.
- 7-406 Accessory Dwellings in accordance with the provisions of Section 21-408. (Ord. 1962 N.C.S., 10/94)

**SECTION 7-500, HEIGHT REGULATIONS.** No principal building shall exceed twenty-five (25) feet in height, and no accessory building shall exceed fifteen (15) feet in height, except as provided in Section 24-100. (Ord. 1962, N.C.S., 10/94)

**SECTION 7-600, AREA, LOT WIDTH, AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except where increased for conditional uses:

- 7-601 Area Requirement. For a dwelling unit on an individual lot intended for a one-dwelling unit shall not be less than three thousand (3,000) square feet in area and be not less than thirty (30) feet in width, nor less than seventy (70) feet in depth.
- 7-602 Area Requirement. For more than one (1) dwelling unit on a lot; any lot intended for more than one (1) dwelling unit shall contain three thousand (3,000) square feet for each dwelling unit occupying such lot.
- 7-603 Yard Requirement. Any development shall provide the following yard:
- Front Yard: Minimum front yard: fifteen (15) feet
- Rear Yard: Minimum rear yard: fifteen (15) feet
- Side Yards: None, except:
1. As provided in Section 24-301 (corner lots).
  2. Wherever a side yard abuts property zoned R-1, such side yard shall not be less than five (5) feet.

Wherever a setback of less than 5 feet is provided, a maintenance easement on adjoining property may be required by the Director. Access to rear yards at least five (5) feet in width shall be provided to the satisfaction of the Fire Marshal.

- 7-603.1 The front yard dimensions set forth herein shall be subject to the requirement that on any lot the front of the garage or carport shall not be closer to the front lot line than twenty-five (25) feet.
- 7-604 Any development in which one (1) or more dwelling units fronts on a court or on a private street shall be subject to site plan approval, in accordance with the provisions of Section 26-400. In reviewing site plans in an R-C District, special attention shall be given to the following considerations:
- 7-604.1 Safe and adequate interior vehicular circulation and conveniently located off-street parking for each unit.
- 7-604.2 Usable open space for each dwelling unit, with the provision of a minimum of six hundred (600) square feet of usable space per dwelling unit. Such open space may be attached to each individual unit or a portion of such space may be available for common use.
- 7-604.3 The scale and siting of buildings in relation to the existing or anticipated development of the surrounding area.

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