

Chapter 18.16

SINGLE FAMILY RESIDENCE (R-1) DISTRICT

Sections:

18.16.010	Chapter application.
18.16.020	Classification.
18.16.030	Permitted uses.
18.16.040	Minimum lot requirements.
18.16.050	Minimum yard requirements.
18.16.060	Height.
18.16.070	Building coverage.
18.16.080	Parking.
18.16.090	Floor area.
18.16.100	Sign and outdoor advertising regulations.
18.40.220	General Regulations

18.16.010 Chapter application. The following specific regulations and the general rules set forth in Chapter 18.40 of this title shall apply in all R-1 districts. (Prior code §10 104 (part)).

18.16.020 Classification. This district classification is intended to be applied to that extensive portion of the town area devoted to single family residence use, and in which established character of development, land ownership patterns, topography, natural vegetation, access and/or availability and feasibility of utility and public services and facilities indicate the suitability of and need for preservation of the desirable single family residence character. (Prior code §10 104 (part)).

18.16.030 Permitted uses:

- A. Uses permitted without use permits are: (1) single family residences and accessory uses including residential second units considered ministerially without discretionary review, (2) accessory residences for school faculty and staff shall be permitted by right (including multi-unit structures at net densities typically affordable to households earning less than 80 percent of the countywide area median income located on parcels with APNs 073-151-05; 073-082-01; 073-082-12; and 073-141-03 at 39 Fernhill Avenue) when at least 20% of the units are affordable to “lower-income households” as defined by State law, (3) transitional housing, (4) supportive housing, (5) private garages, (6) greenhouses, (7) terraces, (8) arbors, (9) barbecue pits and shelters, (10) tool sheds, (11) swimming pools, (12) private stables (on sites of at least one acre), (13) tennis courts (daytime use), (14) screening walls, (15) fences, (16) driveways, (17) walkways, and (18) home occupations, subject to the requirements of Section 18.12.180. (Ord. 724 (part), 2024; Ord. 631 (part), 2012).
- B. Uses permitted but requiring use permits are: (1) public and private schools and accessory residences for school faculty and staff not located on parcels listed in subsection (A)(2), above, (2) parks, (3) churches and religious institutions, (4) nonprofit social and recreational clubs, (5) residential care facilities, (6) guesthouses and caretaker units, (7) home businesses, (8) public buildings, (9) private stables (on

sites of less than one acre), and (10) nighttime use and lighting of tennis courts; provided, that no use permit nor variance shall be issued for any public or private school whose total full-time and part-time public enrollment, together with the total enrollment of any affiliate school or coordinate program regularly using the same premises, exceeds four hundred twenty (420) students. (Ord. 724 (part), 2024; (Ord. 705 (part), 2020; Ord. 613 (part), 2009; Ord. 578 §2, 2003; Ord. 561 (part), 2001; Ord. 524 (part), 1993; Ord. 448 §2, 1984; Ord. 394 §2, 1978, underlined portion added by initiative ordinance adopted by voters 3/7/78, effective 3/24/78; Ord. 377 §3, 1977; Ord. 368 §2, 1976; Ord. 271 §1, 1968; prior code §10 104 (part)).

18.16.040 Minimum lot requirements.

Minimum lot requirements are as follows:

- (1) Minimum lot area: Five thousand square feet;
- (2) Minimum lot width: Fifty feet;
- (3) Minimum lot depth: One hundred feet. (Prior code §10 104 (part)).
- (4) Where multiple adjacent lots are under the single ownership and unified control of an educational institution, the calculation of the maximum number of allowable accessory residences for faculty and staff shall be calculated based on the total amount of land in the B Special Building District designations applicable to the educational institution, divided by the minimum acreage required in the B Special Building District.

To account for differences in standards applying to the B-20 and the B-A Districts, the following rules shall apply: when one or more of the lots is in B District including the B-20 district which requires less land per unit than in other lots on the site that are in a B-A district, the calculation shall assume that all lots are subject to the lot area requirement of the R-1:B-A; and

If there is an existing single-family residence on any B-20 designated lot, only the increment above the amount required for that residence shall be used in determining the additional number of residences allowed on the site.

If the educational institution has prepared a master plan for the unified development of the lots that the institution owns and this master plan provides for affordable housing for faculty and staff who qualify as low income households at densities of up to 20 units per net acre on the portion of the campus reserved for this housing, the number of additional allowable units on the site, calculated according to subsections (1) and (2) above, shall be increased by 25 percent, provided that all of these additional units are subject to deed-restricted guarantees of continued affordability to low income households for a minimum of 55 years.

The guarantee of continued affordability for the portion of the new residences for faculty and staff housing that are designated for lower-income households shall be for a minimum of 55 years. (Ord 724 (part), 2024)

18.16.050 Minimum yard requirements. Minimum front yards and rear yards in residential districts shall be as follows:

R-1	front: 25 feet;	rear yards: 40 feet;
R-1:B-6 districts,	front: 25 feet;	rear yards: 40 feet;
R-1:B-7.5 districts,	front: 25 feet;	rear yards: 40 feet;
R-1:B-10 districts,	front: 25 feet;	rear yards: 40 feet;
R-1:B-15 districts,	front: 25 feet;	rear yards: 40 feet;
R-1:B-20 districts,	front: 25 feet;	rear yards: 40 feet;
R-1:B-A districts,	front: 25 feet;	rear yards: 40 feet;
R-1:B-5 A districts,	front: 25 feet;	rear yards: 70 feet;
R-1:B-10 A districts,	front: 35 feet;	rear yards: 70 feet.

Minimum side yards in R-1 districts shall be fifteen feet.

Private garages, used only for garage purposes, may be located in the rear of a lot if set back from the rear line of any dwelling and at least ten feet from the side and rear property lines. (Ord. 604 (part), 2008: Ord. 530 (part), 1995: Ord. 473 (part), 1989: prior code §10 104 (part)).

18.16.060 Height. Maximum height requirements are two stories and an attic, but not to exceed thirty feet at any point when measured from either existing or finished grade. (Ord. 589 §2, 2005: Ord. 430 §5, 1981: prior code §10 104 (part)).

18.16.070 Building coverage. Maximum building coverage requirements are twenty percent of lot area. (Prior code §10 104 (part)).

18.16.080 Parking. Minimum automobile parking space requirements are two spaces on the lot for the primary residential unit, one of which shall be enclosed in a permanent, roofed structure, one additional space on the lot for a residential second unit as provided for in Section 18.42.060(a) of this code and additional parking spaces as may be required by any use permit condition. (Ord. 578 §3, 2003: Ord. 355 §1(part), 1975; prior code §10 104 (part)).

18.16.090 Floor area. Maximum floor area ratio requirements are twenty percent of lot area. (Ord. 604 (part), 2008: Ord. 264 §2, 1967: prior code §10 104 (part)).

18.16.100 Sign and outdoor advertising regulations. For purposes of minimizing visual clutter and its impacts to safety and aesthetics, no sign, or signs, or outdoor advertising shall be permitted, except the following:

(a) Any property with a land use likely to generate high rates of visitation and which is in the public interest to be identifiable from the public way including public or private school, church, religious institution, nonprofit social and recreational club or residential care facility, but excluding single-family residences, multi-family apartments, or condos, is permitted one permanent sign, per building, up to 6 square feet in size.

(b) Any property with a land use likely to generate high rates of visitation and which is in the public interest to be identifiable from the public way including public or private school, church, religious institution, nonprofit social and recreational club or residential care facility, but excluding single-family residences, multi-family apartments, or condos, may post temporary banner signs up to six times per year. One temporary banner sign may be displayed for up to thirty days. Signs shall not exceed 28 square feet in area. The banners shall not be illuminated, shall be securely fastened to a building wall or posts, and shall be maintained in good condition.

(c) An owner of real property or his agent may display or have displayed on the owner's real property or on real property owned by another with that person's consent, a sign, not exceeding one square foot in area, which is reasonably located, in plain view of the public, advertising the following:

(1) That the property is for sale, lease or exchange by the owner or his or her agent;

(2) Directions to the property;

(3) The owner or agent's name; and

(4) The owner or agent's address and telephone number.

(d) Any sign in violation of this section may be summarily removed and retained by the director of public safety. Any such confiscated sign may be redeemed by the owner within five days upon the payment of a fee established by resolution to cover the costs and expenses of enforcement.

(e) Severability. If any subsection, subdivision, paragraph, sentence, clause, phrase, or word of this ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this section or any part thereof. (Ord. 710 (part), 2021; Ord. 652 (part), 2014; Ord. 499 §1, 1991; Ord. 361 §1, 1975; Ord. 258 §1, 1966; prior code §10 104 (part)).

CHAPTER 18.40, GENERAL REGULATIONS

Section 18.40.220, Objective design standards for accessory residences for faculty and staff

The following objective design standards apply to new accessory residences for faculty and staff that are provided in multi-family buildings with two or more units. In addition to these standards, all provisions of the California Building Codes, the objective requirements of the Subdivision Map Act, and the requirements of this title shall apply to applications for accessory units for faculty and staff.

A. Building mass, orientation, scale, and articulation

The height of new multi-family residences shall not exceed the height for structures in the R-1 District as set forth in Section 18.16.060.

Minimum yard requirements, i.e. setbacks, for new multi-family residences shall be those found in the R-1:B-6 District of the Town Code.

New multi-family residences abutting the property line of an existing residential use shall be screened with fencing, walls, or landscaping, from adjacent residences on adjoining property. The fencing, walls, or landscaping shall be 4' in height in the front yard and 6' in height in the side and rear yards. New multi-family residences shall be linked by pathways to other residences, educational buildings, and playing fields.

Secondary and accessory structures, including recycling enclosures and storage facilities, shall be located to the side or rear of primary structures.

The design of new multi-family buildings shall use at least 2 of the following forms of architectural articulation to reduce perceived size as viewed from public streets: pitched roofs, wall offsets, upper-story stepbacks, balcony setbacks and/or changes in wall and roof planes.

B. Building materials and colors.

Building materials shall incorporate stucco, wood, and masonry. Colors shall be earthtones.

C. Landscaping

All landscaping shall comply with applicable fire prevention standards of the Ross Valley Fire Department.

A landscape documentation package shall be provided with a building permit application that complies with the standards of the “Model Water Efficient Landscape Ordinance” (MWELo) adopted by the California Department of Water Resources in Chapter 2.7 of Division 2 of Title 23 of the California Code of Regulations, which is hereby adopted by reference and shall apply the MWELo to all development of accessory residences with 500 square feet or more of landscape area. If the total landscaped area is 2,500 square feet or less, an applicant may use the prescriptive compliance option provided in Appendix D of the MWELo to streamline the review process. Under this option, turf shall not exceed 25 percent of the landscape area.

A minimum of 15 percent of the residential development site shall be landscaped, consisting of ground cover plant materials, shrubs, and trees.

- i. In order to conserve water, not more than 50 percent of the landscaped area may be turf.
- ii. One tree is required for every 1,000 square feet of lot area.
- iii. Waivers of these standards may be requested under Chapter 17.044.

Any plant that is not specifically prohibited by the Ross Valley Fire District may be selected for landscaping. Criteria for selection of plants shall include:

- i. Protection and preservation of native species and natural vegetation;
- ii. Fire-resistance;
- iii. Drought-tolerance;
- iv. Local climate suitability, disease and pest resistance; and
- v. Selection of trees based on size at maturity as appropriate for the planting area.

D. Outdoor living area

A minimum of 150 square feet of common and private outdoor living area shall be providing for each individual unit in a multi-family building of which at least half of the units shall have 36 square feet of private open space, which may be provided by balconies or decks.

- i. Balconies shall have a minimum horizontal dimension of 6 feet.
- ii. Decks shall have a minimum horizontal dimension of 10 feet.
- iii. Courtyards and other common open space and outdoor living areas shall have a minimum dimension of 20 feet.

The Planning Director may approve alternative compliance with this standard, without any private outdoor living area for individual units, provided 200 square feet of common outdoor living area is provided for each individual unit in a multi-family building.

Up to 10 percent of the required common outdoor living area may be in the form of indoor space for residents' use for recreational purposes, such as for yoga, dance, or workout space with gym equipment. This indoor space may be located anywhere on the Branson School campus provided it is accessible to residents of the multi-family units.

E. Parking:

No specific number of parking spaces for multi-family units for faculty and staff shall be required. However, new multi-family residences shall be permitted up to 2 dedicated parking spaces per unit by right for residents and their guests. A use permit will be required for more than 2 parking spaces.

For all parking, the following standards shall apply:

Parking for residences shall be provided in a fully enclosed garage or, alternatively, up to two uncovered parking spaces per residential unit are permitted provided that they have permeable pavers and landscaped as provided below. Guest or shared parking spaces for residents' use may be uncovered. A minimum of ten percent of the interior of any open surface parking area must be landscaped for screening purposes.

A perimeter landscaped area at least three feet wide shall be provided around surface parking areas.

Surface parking areas shall be separated from on-site buildings by walkways at least 4 feet wide.

One canopy tree shall be provided for each of the four parking stalls in a surface parking area.

Surface parking areas shall be screened from view of access driveways and adjacent public streets according to the following standards:

- i. Screening, consisting of walls, fences, plant materials, or berms, shall be at least 3 feet high; and
- ii. Walls may be brick, stone, stucco, or other similar materials and include a decorative cap or top finish.
- iii. Open fences may be wrought iron or similar material combined with plant material to form an opaque screen.
- iv. Plant materials must achieve a minimum height of two feet within 18 months of initial installation.

At least 10 percent of the parking spaces for faculty and staff use shall be designed to meet the standards for electric vehicle (EV) parking spaces established in the California Building Code.

Surface parking areas with 10 or more spaces shall be provided with a minimum of one-half foot-candle and a maximum of 3.0 foot-candles of lighting over the parking surface during the hours of use from one-half hour before dusk to one-half hour after dawn.

- iv. Lighting fixtures shall be full-shielded.
- v. Lighting design and location shall be coordinated with the campus landscape plan to ensure that vegetation growth will not impact the intended illumination.

F. Fences and screening: The following standards are in addition to the requirements of Section 18.40.080:

Wood fencing and metal fencing is allowed, including open wire fencing to accommodate planting. Use of chain-link or vinyl fencing is prohibited.

All exterior mechanical equipment, whether on the roof, on the side of a structure, or on the ground shall be screened from public view from the main access driveway and adjacent public streets.

Screening walls and enclosures shall be built with the same materials and finishes as in the main structure.

When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed so that, at the time of building occupancy, such plants effectively screen their respective equipment.

Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit or a series of architecturally similar screening units on large roofs, rather than as several individual screens (i.e., multiple equipment screens, or “hats,” surrounding individual elements will not be permitted). The height of the screening element shall equal or exceed the height of the structure’s tallest piece of installed equipment.

Ground-mounted equipment that faces the main access driveway or a public street shall be screened to a height of 12 inches above the equipment, unless such screening conflicts with utility access, in which case reasonable accommodation shall be allowed. For screen walls that are three feet high or lower, vegetative materials may be substituted for 50 percent of the screening device.

Wall-mounted equipment, including, without limitation, electrical meters, electrical distribution cabinets, service entry sections, and valves and cabinets that face a main access driveway or public street and are not recessed and/or separated from the driveway or street by intervening building(s) or walls or gates, shall be screened. Screening devices shall incorporate elements of the building design (e.g., shape, color, texture, and material). For screen walls that are three feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device. This requirement does not apply to fire-related elements. (Ord 724 (part), 2024)