

**Chapter 17.16**  
**R-1 AND R-1-10 ONE-FAMILY RESIDENTIAL DISTRICTS**

**ATTACHMENT 4**

**Sections:**

- 17.16.010 Purpose.
- 17.16.020 Uses allowed.
- 17.16.030 Height limit of buildings and structures.
- 17.16.040 Minimum development standards.
- 17.16.050 Other development requirements.

**17.16.010 Purpose.**

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The purpose of the R-1 and R-1-10 One-Family Residential Zoning Districts is to allow the development of single-family and special needs residential uses that are consistent with the Calistoga General Plan and State law, in a manner that provides generous private open space and setbacks. Together with compatible accessory uses, other uses that are compatible with single-family residential neighborhoods are allowed under certain circumstances. (Ord. 699 § 2, 2014).

**17.16.020 Uses allowed.**

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Uses allowed in the R-1 and R-1-10 districts are as follows:

**A. Uses Allowed without a Use Permit.**

1. One one-family dwelling per lot.
2. One second dwelling unit on a lot with a one-family dwelling in accordance with Chapter 17.37 CMC.
3. Supportive housing.
4. Transitional housing.
5. Residential care, limited, as defined and operated in accordance with State law.
6. Uses determined by the Planning Commission to be similar in nature, as provided by Chapter 17.03 CMC.

**B. Uses Requiring a Use Permit.**

1. Family child care, large, as defined and operated in accordance with State law.
2. Bed and breakfast inns and facilities, in accordance with Chapter 17.35 CMC.
3. Religious institutions.
4. Public or private schools.
5. Public facilities.
6. Temporary subdivision sales offices in conjunction with an approved subdivision.
7. Private recreational facilities for which a membership charge may be made but which are not open to the general public.
8. Geothermal activity (exploration, development, and use).

9. Residential care, general, as defined and operated in accordance with State law.

10. Uses determined by the Planning Commission to be similar in nature as provided in Chapter 17.03 CMC.

C. Allowed Accessory Buildings and Uses. The following accessory buildings and uses are allowed, whose use is clearly incidental and subordinate to the primary use; provided, that no accessory building or use shall be constructed or established prior to the construction of a primary building, or on a lot separate from the primary building.

1. Garages, storage sheds, workshops, pool houses, playhouses and similar structures.
2. Home occupations, in accordance with Chapter 17.43 CMC.
3. The keeping of household pets.
4. Family child care, small, as defined and operated in accordance with State law.
5. The keeping of up to four domestic chickens on a lot of 6,000 square feet or more, subject to the provisions of Chapter 6.06 CMC.

D. Prohibited Uses. The following uses are prohibited in the R-1 and R-1-10 districts:

1. Transient commercial occupancies of dwelling units.
2. Other uses not specified in subsections (A) through (C) of this section. (Ord. 700 § 2(2), 2014; Ord. 699 § 2, 2014).

#### **17.16.030 Height limit of buildings and structures.**

The height limit of buildings and structures in the R-1 and R-1-10 districts shall be 25 feet. (Ord. 699 § 2, 2014).

#### **17.16.040 Minimum development standards.**

The following standards apply to development within the R-1 and R-1-10 districts:

A. Minimum lot area and minimum lot dimensions in the R-1 district are as follows:

1. Corner lots: 7,000 square feet.
2. Interior lots: 6,000 square feet.
3. Lot width: interior, 60 feet; corner, 70 feet.
4. Lot depth: 100 feet.

B. Minimum lot area and minimum lot dimensions in the R-1-10 district are as follows:

1. Corner lots: 12,000 square feet.
2. Interior lots: 10,000 square feet.
3. Lot width: interior lot, 100 feet; corner lot, 120 feet.
4. Lot depth: 100 feet.

C. Setbacks from the property lines for principal buildings are as follows:

1. Front yard: 20 feet.

2. Side yards. Side yards shall be not less than one-half the height of the building; provided, that:

a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than five feet.

b. An interior side yard shall be not less than five feet nor be required to be more than 15 feet.

c. The side yard for a corner lot (CMC 17.38.040, Exhibit A) shall be not less than 15 feet.

d. The side yard for a reverse corner lot (CMC 17.38.040, Exhibit A) shall be not less than 20 feet.

3. Rear yard: 20 feet.

D. Setbacks for Accessory Buildings and Structures.

1. Setbacks for accessory buildings and structures from the property lines and other structures shall be maintained as provided by CMC 17.38.050.

2. Notwithstanding subsection (D)(1) of this section, for garages and carports opening onto a street, the minimum distance between the opening of such garage or carport and the lot line shall be 20 feet.

E. The maximum coverage of a lot by structures, including accessory structures, shall be 30 percent, except as provided by CMC 17.38.050. (Ord. 699 § 2, 2014).

**17.16.050 Other development requirements.**

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Additional requirements that apply to development in the R-1 and R-1-10 districts include, but are not limited to, the following:

A. Design review, per Chapter 17.06 CMC.

B. Affordable housing, per Chapter 17.08 CMC.

C. Off-street parking and loading, per Chapter 17.36 CMC.

D. General provisions and exceptions, per Chapter 17.38 CMC.

E. Use permits, per Chapter 17.40 CMC.

F. Fences, hedges or walls, per Chapter 17.52 CMC.

G. *Repealed by Ord. 720.*

H. Requests for reasonable accommodation, per Chapter 17.60 CMC. (Ord. 720 § 2, 2015; Ord. 699 § 2, 2014).