

ORDINANCE NO. 009-2020

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND
AMENDING CHAPTER 17.16 OF THE MCFARLAND MUNICIPAL CODE BY
REPLACING THE R-1-C ZONE DISTRICT WITH THE R-1-5 ZONE DISTRICT**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MCFARLAND
DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. AMENDMENT

CHAPTER 17.16 OF THE MCFARLAND MUNICIPAL CODE IS HEREBY REPLACED IN ITS ENTIRETY WITH THE FOLLOWING:

Chapter 17.16 SINGLE-FAMILY RESIDENTIAL ZONE (R-1-5)

17.16.010 Purpose and intent.

In the single-family residential zones (R-1-5), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of reduced lot size one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.16.020 Applicability.

The requirements in this chapter shall apply to all property within R-1-5 zone district.

17.16.030 Permitted uses.

In the R-1-5 single family zone, the following uses shall be permitted.

- A. One-family residential dwellings;
- B. Accessory structures located on the same site with the permitted use including garage and carport, store shed, garden structure, green house, personal use recreation facility;
- C. Swimming pools used solely by the resident on the site and their guests; provided that no swimming pool or accessory mechanical shall be located in the front yard or in a required side yard;
- D. Temporary subdivision sales office;
- E. Secondary residential unit;
- F. Other uses similar in nature and intensity as determined by the Community Development Director.

17.16.030 Conditional Uses.

In the R-1-5 single family zone, the following conditional uses shall be permitted.

- A. Home occupation permits;
- B. Public and quasi-public uses of an educational or religious type including public and parochial schools, junior high schools, middle schools, high schools and colleges, nursery schools, churches, and other religious institutions;
- C. Public and private general hospitals;
- D. Private charitable institutions;
- E. Public uses of administrative, recreational, public services or cultural facilities including city, county, state and federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, parks, playgrounds and community centers.

- F. Electrical distribution stations, gas regulator stations, waste water pumping stations, public water wells and distribution facilities, and communication equipment buildings.

17.16.040 Lot area.

The minimum lot area in the R-1-5 zone shall be five thousand (5,000) square feet.

17.16.050 Lot dimensions.

- A. The minimum lot width in the R-1-5 zone shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.
- B. The minimum lot depth in the R-1-5 zone shall be ninety (90) feet.
- C. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.16.060 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot.

17.16.070 Coverage.

The maximum coverage of a lot in the R-1-5 zone shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.16.080 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be a minimum of ten (10) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be a minimum of twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be a minimum of five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

17.16.090 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code

17.16.0100 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.16.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of driveways in other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

17.16.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least ten (10) feet from rear lot line and five (5) feet from the side lot lines.
- C. The roof eaves shall not extend more than two (2) feet into the rear yard setback and side yard setback.
- D. The accessory structure shall be physically connected to the main structure or separated by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.16.130 Off-street parking.

- A. Off-street parking shall be provided on the site for each residence.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space.

17.16.140 Usable open space.

Each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

17.16.150 Landscaping.

- A. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the McFarland area.
- B. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.
- C. Front yard landscaping shall be provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval.

17.16.160 Screening, fences, and walls.

Fences, walls and hedges in the rear or side yards shall not exceed a height of six feet; provided, however, that approved public utility uses which are under the jurisdiction of a state agency may be approved to a greater height.

17.16.170 Signs.

Signs are not permitted in the R-1-5 zone.

Section 2. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. ENVIRONMENTAL QUALITY ACT

This Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to section 15061(d)(3) of the CEQA Guidelines and is not a project which has the potential for causing a significant effect on the environment.

Section 4. EFFECTIVE DATE.

This Ordinance shall take effect 30 days after the date of its passage and within 15 days of its passage shall be posted at the three public posting places in the City previously designated.

INTRODUCED at a regular meeting of the City Council of the City of McFarland on the 8th day of October, 2020.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of McFarland on the day 22th of October, 2020, by the following votes:

AYES: Rodriguez, Perez, Melendez, Gonzalez (Mayor)

NOES: None

ABSTAIN: None

ABSENT: McFarland



Sally Gonzalez, Mayor
of the City of McFarland, California

ATTEST



CLAUDIA CEJA, City Clerk
of the City of McFarland, California



POSTED:

October 29, 2020