



City of
Los Banos
At the Crossroads of California

PLANNING DEPARTMENT
LOW DENSITY RESIDENTIAL DISTRICT (R-1)
(LBMC Title IX, Chapter 3, Article 13)

PURPOSE

The purpose of the Low Density Residential District (R-1) is to stabilize and protect the residential character of the district and promote and encourage a suitable environment for family life on a neighborhood basis.

USES PERMITTED

The following uses shall be permitted in the Highway Commercial District:

- a) Single-family dwellings;
- b) Public schools;
- c) Public parks and playgrounds;
- d) One secondary dwelling unit subject to the provisions of this Ordinance;
- e) Employee needs housing for up to six unrelated persons;
- f) Group home
- g) Residential care facility for up to six unrelated persons;
- h) Special needs housing for up to six unrelated persons;
- i) Transitional and/or supportive housing for up to six unrelated persons;
- j) Accessory buildings if secondary to primary use;
- k) Home occupations
- l) Small family daycare; and
- m) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity.

USES WHICH REQUIRE USE PERMIT APPROVAL

The following uses shall be permitted in the Low Density Residential District subject to securing a use permit:

- a) Parochial schools;
- b) Private academic schools when teaching an approved academic curriculum;
- c) Churches and public uses;
- d) Home occupations involving advertising of the residence and/or customers on-site;
- e) Crop and tree farming;
- f) Public utility uses, but not including storage or corporation yards;
- g) Ducks, pigeons, geese, and chickens serving as household pets or 4H or FFA animal projects, in a number deemed appropriate;
- h) Large family daycare homes
- i) Employee needs housing for more than six unrelated persons;
- j) Residential care facility for more than six unrelated persons
- k) Special needs housing for more than six unrelated persons;

- l) Transitional and/or supportive housing for more than six unrelated persons; and
- m) Emergency homeless shelter.

SETBACKS

The minimum setbacks from property lines for structures and fences and walls exceeding three (3') feet in height, except as otherwise provided for in this code, shall be as follows:

- a) Front yard: Twenty (20') feet except that for lots that front on a cul-de-sac bulb the setback may be reduced to ten (10') feet.
- b) Side yards:
 - a. Interior – Five (5') feet; fence zero (0') feet.
 - b. Street – Ten (10') feet for building structures; fence zero (0') feet except that on reverse corner lots, twenty (20') feet for building structures and fence fifteen (15') feet.
 - c. Where a dwelling unit is located on a lot so that the main entrance is located on the side of the building, the required side setback, from the front setback line to such entrance, shall be not less than ten (10') feet.
- c) Rear Yards:
 - a. Single story, accessory structures, ten (10') feet;
 - b. Two or more stories and second story decks, twenty (20') feet; fences zero (0') feet.
- d) Where four (4) or more lots in a block have been improved with buildings (not including accessory buildings) on or before January 15, 1964, the minimum required front setback shall be the average of the improved lots if such setback is more or less than the requirements set forth for such districts.

For irregularly shaped lots, the rear setback may be reduced to one-half (1/2) the required setback if the average setback is equal to or greater than that required by this section. In no case however shall there be less than 1,000 square feet of open space clear of any structures maintained in the rear yard.

HEIGHT LIMITS

The maximum height of buildings in the Low Density Residential District shall be thirty (30') feet.

BUILDING SITES

Building sites in the single-family dwellings in the Low Density Residential District shall be a minimum of 6,000 square feet.

LOT WIDTHS

The width of lots for single-family dwellings in the Low Density Residential District shall be a minimum of sixty (60') feet for interior lots and sixty-five (65') feet for corner lots.

BUILDING SITE COVERAGE

Not more than seventy (70%) percent the total lot area shall be devoted to main and accessory building areas, parking areas, driveways and patios, the remaining thirty (30%) percent shall be devoted to landscaping, lawns and outdoor recreational facilities (i.e. swimming pools).