

Chapter 18.28

R-1 Residence Zone

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Section 18.28.010 Permitted Uses

In an R-1 zone, the following uses are permitted:

- A. A one-family dwelling on each lot or building site.
- B. Accessory buildings and uses as defined by Section 18.02.045, 18.02.050 and 18.02.055, including, but not limited to, the following buildings or structures: private garages, radio and television receiving antennas, and other accessory or incidental to the primary uses permitted by this section.
- C. Guesthouses provided the required setbacks for a single story structure shall comply with Section 18.58.270; two-story structures of which the guest house is a part shall comply with the setbacks of the main building.
- D. Home occupations
- E. Flower and vegetable gardening
- F. The following poultry and animals may be kept in the R-1 zone, subject to the conditions listed below and Section 18.58.470:
 1. One adult dog and one adult cat for each 5,000 square feet of land within a parcel; provided that no more than four of each animal are kept on any parcel, not including offspring under four months of age.
 2. Hens, rabbits, and other small domesticated animals that are normally kept outdoors; provided that no more than two of any one type of animal, or combination thereof, may be kept on any single lot or parcel.
 3. Two llamas for each half acre of land within any lot or parcel, or portion thereof in excess of one-half acre, subject to the requirement that at least 400 square feet of land be provided for each animal, one-third of which must be covered; and provided that a minor use permit has been obtained and remains valid pursuant to Section 18.66.050, Chapter 18.66 of Title 18.
 4. One pot-bellied pig for each parcel or lot, provided that the parcel or lot contains at least 6,000 square feet of land, and provided further that a license has been obtained and remains valid under Section 6.07.055, Chapter 6.07, Title 6 of the Vista Municipal Code. One horse, as a private stable for each lot or building site containing one or more acres of land, and one additional horse of each additional one-half acre, or portion thereof, in excess of one acre; and, provided that a minor use permit has been obtained and remains valid pursuant to Section 18.66.050, Chapter 18.66 of Title 18, one horse on any lot or parcel containing less than one acre, but not less than one-half acre of land.
 5. One sheep or one female goat may be kept in a pen or enclosure with an area of not less than 200 square feet on any parcel or lot containing not less than one acre of land, provided that a minor use permit has been obtained and remains valid pursuant to Section 18.66.050, chapter 18.66 of Title 18.

All poultry and animals shall be kept and maintained in such manner as to prevent offensive odors, flies, dust, noise and other nuisances from occurring. Failure to maintain poultry and animals in such a manner free of nuisance and disturbance shall constitute a public nuisance, and a misdemeanor, subject to any and all enforcement provisions, penalties and remedies available pursuant to Chapter 18.82 of the Vista Municipal Code.

A. Residential care homes, provided no more than six persons, exclusive of the owner or manager and their family, are housed or otherwise cared for on any one building site.

H. The following uses, provided a special use permit is obtained in accordance with the provisions of this title:

1. Museums and libraries not operated for profit
2. Borrow pits and quarries for rock, sand, gravel, decomposed granite or soil
3. Cemeteries upon the issuance of a permit pursuant to City ordinance.
4. Public parks
5. Residential care homes where more than six persons, exclusive of the owner or manager and their family, are housed or otherwise cared for on any one building site, subject to the provisions of Section 18.58.100.
6. Churches
7. One single-room occupancy hotel within the zone, not to exceed 75 rooms exclusive of an onsite manager's residence.

I. The following uses, provided a minor use permit is obtained in accordance with the provisions of this title:

1. Clubs and lodges
2. Parks
3. Public buildings and uses
4. Radio and television transmitters
5. Recreational facilities
6. Schools
7. Skateboard ramps exceeding six feet in height subject to City Council

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J. Transitional housing for battered/abused women and children. Limited to six or fewer adults with unlimited dependent children. The use must be operated or authorized by a government agency.

K. Employee housing

L. Supportive housing, subject to development standards applicable to residential uses in the same zone.

(Prior Code Appendix A 801; Ord. No. 91-37, Amended, 11/12/91; Ord. No. 92-4, Amended, 04/28/92; Ord. No. 93-3, Amended, 02/23/93; Ord. No. 93-26, Amended, 11/23/93; Ord. No. 97-16, Amended, 08/26/1997; Ord. No. 2012-12, Amended, 10/9/12; Ord. No. 2015-19, Amended 9/22/15; Ord. No. 2022-13, Amended 08/23/22; Ord. No. 2023-4, Amended, 02/14/23)

Section 18.28.020 Building Height

In an R-1 zone, no building or structure shall exceed two stories or 35 feet in height, whichever is the lesser.

(Prior Code Appendix A 802)

Section 18.28.030 Front Yards

In an R-1 zone, no building or structure shall be erected or maintained less than 50 feet from the centerline of the street upon which the building site fronts.

(Prior Code Appendix A 803)

Section 18.28.040 Side yards

Every lot and building site in an R-1 zone shall have a side yard on each side of the lot or building site, and each side yard shall be not less than ten feet in width, except that any such lot or building site occupied by a main building on February 1, 1974, may have a side yard of not less than seven and five-tenths feet on any side of such lot or building site not parallel to a public right-of-way or private street if, at the time of construction of such main building, such lot or building site was in the R-1-B zone and such side yard was less than ten feet in width.
(Prior Code Appendix A 804)

Section 18.28.050 Rear Yards

Every lot and building site in an R-1 zone shall have a rear yard not less than ten feet in depth except in the following circumstance:

A. A second story portion of any main building shall not be located closer than 20 feet from the rear property line in those cases where such rear property line adjoins any portion of the side yard property line of residential zoned property.
(Prior Code Appendix A 805)

Section 18.28.060 Building Site Area

Every lot and building site in the R-1 zone shall have a minimum area of 10,000 square feet, or any incremental increase thereto in 1,000-square-foot increments, as specified by the numerals following the zoning designation R-1, deleting the last three zeros, i.e., R-1 (11) meaning 11,000 square feet minimum, R-1 (12) meaning 12,000 square feet minimum, etc. The designation "R-1" without additional numerals designates the minimum 10,000-square-foot lot size. Although there is no maximum permitted lot size, the maximum designation shall be R-1 (20).
(Prior Code Appendix A 806)

Section 18.28.070 Lot Coverage

A. In the R-1 zone, all main buildings and accessory building and structures and any areas used for required driveway, private alleys or required parking space shall not cover more than 60 percent of the area of the lot or building site.

B. For purposes of this section, lot coverage shall be considered to include all porches, balconies, breezeways, patio roofs, eaves and awnings. Lot coverage shall not include fences, walls, uncovered patio slabs or uncovered swimming pools.
(Prior Code Appendix A 807)

Section 18.28.080 Utilities

In the R-1 zone:

A. Unless stricter provisions are required by other provisions of this title, all electrical and communication conduit and outdoor conductor service facilities shall be installed underground within the boundaries of any lot or building site for which a building permit for a single-family dwelling is requested.

B. No additional poles for such facilities may be installed to provide service for any such lot or building site, except for required replacement of poles which were installed before such date.

C. The owner of each such lot or building site shall make the necessary

arrangements with each serving utility for the underground installation required hereby.

D. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to such underground utilities and the adjacent street lighting system may be placed above ground.

(Prior Code Appendix A 808)