

CARSON CREEK SPECIFIC PLAN

Sections 4.5 – CC5K

4.5 Single Family (5,000 sq. ft. min)

1. Permitted Uses:

The following uses are allowed by right, without special use permit:

Primary Uses:

One single Family Detached dwellings per lot

Accessory Uses:

Renting of not more than one room

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker dressmaker, draftsman, handicrafts, insurance photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must not be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed

Public utilities distribution lines

Public parks

Churches, temples, and other places of worship

Uses permitted with a special use permit. The following uses are permitted only after obtaining a special use permit from the Planning Commission:

Schools, non-commercial playgrounds

Public utilities buildings and structures other than distribution and transmission lines

Real estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of the property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will *not* change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director

2. Site Development Standards

- Minimum Lot Area:** 5,000 square feet
- Maximum Lot Coverage:** 50% for single story
40% for double story
- Minimum Lot Frontage:** Forty five (45) feet at front setback line
- Minimum Setbacks:** Front yard: Sixteen (16) feet to garage.
Side yard: Five feet (5'). Corner lots shall have a minimum twelve and ½ feet (12.5) on street side.
- Maximum Height:** Thirty feet (3D') or 2 stories.
- Required Parking:** Two (2) spaces off street in a garage plus the equivalent of two (2) spaces on the driveway (tandem or side-by-side). If driveways are not provided, the developer must show that the equivalent of two (2) parking spaces per unit are available in guest parking areas or on the street. Recreational vehicles, boats, or commercial trucks shall not be parked or stored in driveway or in any exterior location on the lot.