

CARSON CREEK SPECIFIC PLAN Sections 4.4 – CC6K

4.4 Single Family (6,000 sq. ft. min.)

1. Permitted Uses:

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

Primary Uses:

One single family detached dwelling 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 viable from the outside of the property, such use must 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

Non-profit membership clubs and associations

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 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

Health facility

Community care facility

Senior related facilities including but not limited to congregate care, skilled nursing, assisted living. 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: 6,000 square feet

Maximum Lot Coverage: 50% for single story (including accessory buildings)
40% for double story

Minimum Lot Frontage: Fifty feet (50') at building setback line

Minimum Setbacks: Front Yard: Sixteen feet (16') for home and twenty feet (20') for garage. Garages shall be set back a minimum of four feet (4') farther than the rest of the house.
Rear Yard: Fifteen feet (15'). Garages must be located in the rear yard setback, but must be located at least three feet (3') from the rear property line. Where garages are facing alleys in the rear of the house, however, the garage may be located on the rear property line.
Side Yard: Five feet (5'). Corner lots shall have a minimum twelve and ½ (12.5) feet on street side.

Maximum Height: Thirty feet (30') 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 driveways or in any exterior location on the lot.