

CITY OF ALTURAS – RESIDENTIAL-1

Section 4.21.211 **Single Family Dwelling**

No use permit required. Minimum building site required: corner lot 7,000 sq ft, interior lot 6,000 sq ft. Minimum width required (feet): corner 70, interior 60. Maximum allowable lot coverage by all structures: 40%. Maximum allowable height: 35 feet. Minimum front yard required: 20 feet. Minimum side yard required: corner lot – 15 feet, interior lot – 5 feet. Minimum rear yard required: 10 feet set back and 1,000 sq. ft. uncovered on rear 1/3 of lot. Minimum lot area for family unit: 6,000 sq. ft. Minimum off-street parking space required: garage or carport per family unit.

Section 4.21.212 **Second Single Family Dwelling**

When, prior to the adoption of this or prior Zoning Ordinance, a single family dwelling existing on the rear half of a large lot. Guest House. Use permit is required. Minimum building site required: corner lot 6,000 sq ft, interior lot 6,000 sq ft. Minimum width required (feet): corner 60, interior 60. Maximum allowable lot coverage by all structures: 60%. Maximum allowable height: 35 feet. Minimum front yard required: 20 feet. Minimum side yard required: corner lot – 15 feet, interior lot – 5 feet. Minimum rear yard required: 10 feet set back and 1,000 sq. ft. uncovered on rear 1/3 of lot. Minimum lot area for family unit: 3,000 sq. ft. Minimum off-street parking space required: garage or carport per family unit.

Section 4.21.213 **Accessory Buildings**

If constructed concurrently with or subsequently to the main use, no use permit required.

Section 4.21.214 **One Sign**

Not over 6 sq. ft. in area, pertaining to the sale, lease or rental of property on which it is located. No use permit required.

Section 4.21.215 **Public Buildings**

Churches, schools, parks, playgrounds, hospitals, rest homes, rooming and boarding houses. Use permit is required. Minimum building site required: corner lot 10,000 sq ft, interior lot 10,000 sq ft. Minimum width required (feet): corner 100, interior 100. Maximum allowable lot coverage by all structures: 40%. Maximum allowable height: 45 feet. Minimum front yard required: 20 feet. Minimum side yard required: corner lot – 15 feet, interior lot – 10 feet. Minimum rear yard required: 20 feet. Minimum off-street parking space required: as specified in User Permit.

Section 4.21.216 **Landscaped Public or Private Parking lot**

When adjacent to a “C” district. Use permit is required. Minimum building site required: corner lot 5,400 sq ft, interior lot 5,400 sq ft. Minimum width required (feet): corner 60, interior 60. Maximum allowable lot coverage by all structures: 10%. Maximum allowable height: 35 feet. Minimum front yard required: 20 feet. Minimum side yard required: corner lot – 5 feet. Minimum rear yard required: 5 feet.

Section 4.21.217 **Home Occupations, Crop and Tree Farming, Public Utility Buildings and Uses**

Not including equipment yard, storage yard or repair shop. Use permit is required and all building/lot specifications are from use permit.