Other important information...

<u>Animal Keeping:</u>

R1 with 20,000 sq. ft. lot area or less....... any combination of dogs or cats totalling <u>4</u> animals (3 dogs maximum) + offspring less than 4 months old

 $1\ additional\ dog\ or\ cat\ allowed\ on\ lot\ greater\ than\ 20,000\ sq.ft.$

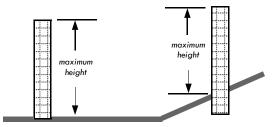
small livestock (except crowing roosters); coops or pens shall not be located within 30' of habitable dwelling on adjacent property

R1 with 32,670 sq. ft. lot area or more...... 2 horses, cattle, or sheep

Solid Wall & Fence Heights:

- 3' maximum within front yard setback
- 6' maximum behind front yard setback
- 8' maximum if adjacent to other zoning districts, such as industrial and commercial

Wall height measurement:



Preservation "P" Overlay Zones:

In order to preserve the 'traditional' character of certain older neighborhoods within the City, design guidelines have been established for exterior alterations and additions to properties with "P" designations. All proposed work on structures in "P" -zoned properties will need review and approval from either the Planning Division Staff or Redevelopment Design Review Committee (RDRC).

Residential Zoning Districts



R-1 One Family Residential (1-6 units/acre)

R-1P One Family Residential Preservation

(1-6 units/acre)

Designation:	Square foot minimum lot size:				
R1-6	6,000				
R1.72	7,200				
R1-8	8,000				
R1-9	9,000				
R1-10	10,000				
R1-12	12,000				
R1-13	13,000				
R1-15	15,000				
R1-20	20,000				
R1-40	40,000				

Visit the City's Website at
www.ci.fullerton.ca.us
For more information on City of
Fullerton Departments and activities.



Single Family
Residential
Development
Standards



Development Services Department/ Planning Division (714) 738-6540

Development Standards...



Fullerton Municipal Code Section 15.17.050

	Min. lot size Minimum Side			Rear		Maximum	Maximum	Maximum
				yard setback**				
Zone	(sq. ft.)	Front Yard	yard			Lot	FAR	Building
		Setback*	setback			coverage		Height
R1-6	6,000	15'		1 st fl.	2 nd fl.	.60	.50	20' above
R1-7.2	7,200							natural
R1-8	8,000							grade for
R1-8.5	8,500	20'	5'	15'	20'			one-story
R1-9	9,000					.55	.45	structures
R1-10	10,000	•						00, 1
R1-12	12,000							30' above
R1-13	13,000	25'	7'	20'	25'	.50		natural grade for
R1-15	15,000						.35	two-story
R1-20	20,000	35'	10'	25'	30'			structures
R1-40	40,000	·				.45	.30	33210103

^{*} When adjacent residential properties have greater setbacks, the minimum setback will be the average of the adjacent properties.

Floor area of second floor shall not exceed 70% of the first floor

Lot coverage = gross ground area covered by all buildings & structures, drives & private alleys, parking areas total lot area

> FAR (floor area ratio) = gross building area, not including basements and carports total lot area



Parking Requirements...

Fullerton Municipal Code Section 15.17.050.F

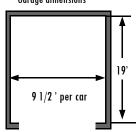
4 bedrooms or less...... 2 garage spaces per dwelling unit

5 or more bedrooms.....

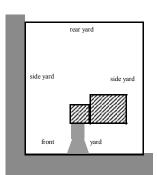
In R1-6 through R1-9 zones: 2 garage spaces + 1 parking space out of setback areas In R1-10 zone & above: 3 garage spaces out of setback areas

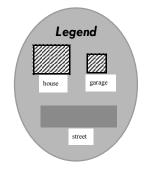
minor site plan review required for any deviations of requirements (additions or remodels only)

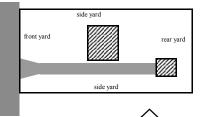


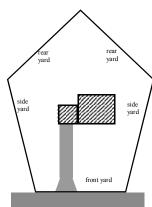


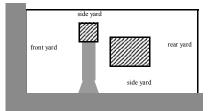
Yard Definitions...











^{**}Non-habitable accessory structures less than 600 sq. ft. with a wall height less than 10' may encroach into required rear and side yard setback, subject to Planning Department review and approval.