



# R-1 Low Density Residential District

City of Live Oak  
9955 Live Oak Blvd.  
Live Oak, CA 95953  
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(SEE LOMC CHAPTER 17.02)

Applied to traditional suburban neighborhoods, primarily consisting of detached single family residences and uses compatible with single family uses. This zone district can be applied throughout the City where low density residential uses are deemed appropriate. The R-1 Zone District is consistent with the Low Density Residential General Plan designation.

**Single Family Residence:** A building containing one residence.

**Residence:** A building or portion thereof designed for occupancy by one family for living purposes, having only one kitchen.

**Minimum and maximum**

**Density:** 2-6 residences per acre

**Minimum lot area:** 6,000 sf. for interior lots  
6,500 sf. for corner lots  
May be reduced with approval by PC 5,000/5,500

**Minimum lot width:** 50 feet for interior lots  
55 feet for corner lots

**Maximum lot coverage:** 40% for single story  
35% for two-story

**Minimum front yard:** 15 feet, 20 foot for garage entrance

**Side Yards:** 5 feet, 10 feet for corner lots, 20 for garage entrance.

**Minimum rear yard:** 20 feet or 20% of lot depth, whichever is less

**Building Height:** Not to exceed a maximum of 2 stories or 30 feet.

**Landscaping:** Required on all new residences and on remodels or additions if the cost exceeds 50% of the building value.

**Parking:** 2 spaces required, 9x18 each, asphalt or cement, must not be in the required front yard

**Recreational Vehicle**

**Parking:** No parking in required front or street side yard. Includes RV, boat, trailer, and any recreational vehicle