

"R-1" District (One-Family Residential)

San Mateo County Zoning Regulations

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CHAPTER 6. "R-1" DISTRICTS **(ONE-FAMILY RESIDENTIAL DISTRICT)**

SECTION 6160. REGULATIONS FOR "R-1" DISTRICTS. The following regulations shall apply in all "R-1" districts and shall be subject to the provisions of Chapter 22 of this Part.

SECTION 6161. USES PERMITTED.

- (a) One-family dwellings.
- (b) Public parks and public playgrounds.
- (c) Crop and tree farming and truck gardening.
- (d) Home occupations.
- (e) Accessory buildings and accessory uses appurtenant to a residential use, provided, however, that such accessory buildings shall not be constructed until the main building shall have been constructed.
- (f)
 - (1) Keeping of pets in association with a one-family dwelling.
 - (2) Limited keeping of pets in association with a second unit.
- (g)
 - (1) Animal Fanciers in association with a one-family dwelling, subject to an animal fanciers' permit issued in accordance with County Ordinance Code, Division III, Part Two, Chapter 6.3.
 - (2) Catteries in association with a one-family dwelling, subject to a kennel/cattery permit issued in accordance with County Ordinance Code, Division III, Part Two, Chapter 12.
 - (3) On parcels of at least 2,500 sq. ft. in size, and in compliance with the conditions set forth in Section 6401.1.1 of the San Mateo County Ordinance Code, the keeping of no more than six (6) of the following domestic poultry: chicken and ducks. Roosters are prohibited.

On parcel sizes exceeding 7,500 sq. ft., and in compliance with the conditions set forth in Section 6401.1.1 of the San Mateo County Ordinance Code, the keeping of no more than ten (10) of the following domestic poultry: chicken and ducks. Roosters are prohibited.
- (h) Reverse vending machines at public facilities.

- (i) Small collection facilities for recyclable materials at public facilities, subject to obtaining a building permit, provided that there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 50 feet of a residence, nor decrease traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.
- (j) Large Residential Day Care Facilities for Children (Family Day Care Homes; 7-12 children), subject to a large family day care permit issued in accordance with the County Zoning Regulations, Chapter 22, Section 6401.2.
- (k) The following uses subject to securing a use permit in each case:
 1. Churches, schools, libraries and fire stations.
 2. Golf courses with standard length fairways and country clubs.
 3. Non-commercial clubs.
 4. Nurseries and greenhouses used only for the propagating and cultivating of plants, provided that no retail sales shall be allowed. The granting of such use permits shall generally be confined to those areas of the County in which the nurseries and greenhouses are already established, and use permits granted to applicants presently operating such greenhouses and nurseries shall normally cover the proposed future development of all property owned or controlled by the applicant.
 5. A second residential unit on a parcel at least 7,000 sq. ft. in size in the Coastal Zone.
- (l) Keeping of confined animals.

SECTION 6162. SECOND DWELLING UNITS. See Chapter 22.5 for provisions to allow second dwelling units to locate in the R-1 Zoning Districts.

- (Section 6161(f) - Amended by Ordinance No. 3423 - November 10, 1992)
- (Section 6161(g) - Amended by Ordinance No. 3423 - November 10, 1992)
- (Section 6161(g)(3) - Added by Ordinance No. 4511 - July 27, 2010)
- (Section 6161 (h) - Amended by Ordinance No. 1427 - September 27, 1960)
- (Section 6161 (h)(5) - Added by Ordinance No. 2705 - December 16, 1980)
- (Section 6161(h) - Amended/Added by Ordinance No. 3131 - December 15, 1987)
- (Section 6161(i) - Amended/Added by Ordinance No. 3131 - December 15, 1987)
- (Section 6161(h), (i), and (j) - Amended/Added by Ordinance No. 3157 - September 13, 1988)
- (Section 6161(j) - Amended by Ordinance No. 3791 - October 21, 1997)
- (Section 6161(j) - Added by Ordinance No. 3791 - October 21, 1997)

(Sections 6162, 6163, 6164 - Repealed by Ordinance No. 1483 - October 10, 1961)
(Section 6162 - Added by Ordinance No. 2877 - January 24, 1984)
(Section 6162 - Amended by Ordinance No. 3057 - March 4, 1986)
(Section 6161(l) - Added by Ordinance No. 4075 - December 6, 2001)

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