

## Chapter 17.24

### SINGLE--FAMILY RESIDENTIAL DISTRICT (R-1)

#### Sections:

- 17.24.010** Generally.
- 17.24.020** Uses permitted.
- 17.24.030** Accessory uses.
- 17.24.040** Building height limit.
- 17.24.050** Minimum lot area.
- 17.24.060** Minimum lot width.
- 17.24.070** Minimum front yard depth.
- 17.24.080** Minimum side yard width.
- 17.24.090** Minimum rear yard depth.
- 17.24.100** Exceptions.

#### **17.24.010** Generally.

In R-1 districts, the following regulations shall apply, except as otherwise approved herein. (Ord. 386 § 710, 2002)

#### **17.24.020** Uses permitted.

- A. Single-family detached dwelling;
- B. Churches and accessory buildings;
- C. Museums, libraries, parks, playgrounds or community centers;
- D. Private swimming pools when enclosed with a nonclimbable fence at least four feet in height;
- E. Hospitals and clinics (not animal);
- F. Nursery schools and child care centers;
- G. See Sections 17.68.100 through 17.68.130. (Ord. 386 § 711, 2002)

#### **17.24.030** Accessory uses.

A. Customary home occupations; provided, that such occupations shall be conducted solely by resident occupants in their place of abode and provided that not more than one-half the area of one floor shall be used for

such purpose; provided further, that such occupations shall not require external or internal alterations or the use of mechanical equipment not customary in dwellings;

B. The parking of an unoccupied travel trailer, camping trailer, pick-up topper or pick-up camper, shall be permitted in the rear or side yard only;

C. The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard;

D. Secondary structures/garages/utility sheds should be two feet from the farthest protrusion/overhang/eave trough from side lot line; ten (10) feet without any vehicle access or twenty (20) feet with vehicle access off rear lot line. (Ord. 386 § 712, 2002)

#### **17.24.040** Building height limit.

Two and one-half stories, but not exceeding thirty-five (35) feet in height and no accessory structure shall exceed one story or fifteen (15) feet in height. (Ord. 386 § 713, 2002)

#### **17.24.050** Minimum lot area.

Six thousand five hundred (6,500) square feet for each dwelling together with its accessory buildings; however, where public sewer and water facilities are not available, not less than twenty thousand (20,000) square feet. If public water only is available, not less than ten thousand (10,000) square feet. (Ord. 386 § 714, 2002)

#### **17.24.060** Minimum lot width.

Fifty (50) feet.  
(Ord. 386 § 715, 2002)

#### **17.24.070** Minimum front yard depth.

Thirty (30) feet.  
(Ord. 386 § 716, 2002)

**17.24.080 Minimum side yard width.**

(Each side) seven feet for a dwelling and seven feet for any other building. (Ord. 386 § 717, 2002)

**17.24.090 Minimum rear yard depth.**

Twenty-five (25) feet for a dwelling.  
(Ord. 386 § 718, 2002)

**17.24.100 Exceptions.**

See Sections 17.68.100 through 17.68.130.  
(Ord. 386 § 719, 2002)

## Chapter 17.28

### ONE AND TWO FAMILY RESIDENTIAL DISTRICT (R-2)

#### Sections:

- 17.28.010** Generally.
- 17.28.020** Uses permitted.
- 17.28.030** Accessory uses.
- 17.28.040** Building height limit.
- 17.28.050** Minimum lot area.
- 17.28.060** Minimum lot width.
- 17.28.070** Minimum front yard depth.
- 17.28.080** Minimum side yard width (each side).
- 17.28.090** Minimum rear yard depth.
- 17.28.100** Exceptions.

#### **17.28.010** Generally.

In R-2 districts, the following regulations shall apply, except as otherwise provided herein. (Ord. 386 § 720, 2002)

#### **17.28.020** Uses permitted.

- A. Uses permitted in R-1 districts;
- B. Two-family dwellings;  
mily dwellings into two-family dwellings in accordance with the lot area, frontage and yard requirements as set forth in this section;
- D. See Sections 17.68.100 through 17.68.130 for special uses. (Ord. 386 § 721, 2002)

#### **17.28.030** Accessory uses.

Accessory uses as permitted and regulated in the R-1 district. (Ord. 386 § 722, 2002)

#### **17.28.040** Building height limit.

Same as in R-1 district.  
(Ord. 386 § 723, 2002)

#### **17.28.050** Minimum lot area.

Six thousand five hundred (6,500) square feet for each single-family dwelling and eight thousand one hundred (8,100) square feet for each two-family dwelling; however, where public sewer and water facilities are not available, not less than twenty thousand (20,000) square feet. If public water only is available, not less than ten thousand (10,000) square feet. (Ord. 386 § 724, 2002)

#### **17.28.060** Minimum lot width.

Fifty (50) feet for a single-family dwelling or two-family dwelling. Where public sewer and water facilities are not available one hundred (100) feet. If public water only is available, eighty (80) feet. (Ord. 386 § 725, 2002)

#### **17.28.070** Minimum front yard depth.

Thirty (30) feet. The front yard shall be measured from the proposed right-of-way line. (Ord. 386 § 726, 2002)

#### **17.28.080** Minimum side yard width (each side).

Seven feet for a dwelling and seven feet for any other building. (Ord. 386 § 727, 2002)

#### **17.28.090** Minimum rear yard depth.

Twenty-five (25) feet for a dwelling.  
(Ord. 386 § 728, 2002)

#### **17.28.100** Exceptions.

See Sections 17.68.100 through 17.68.130.  
(Ord. 386 § 729, 2002)

