

CHAPTER 17.16. R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

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17.16.1 Purpose. The purpose of this district is to provide for certain low-density residential areas the City has planned and/or developed primarily for single family detached dwellings and where similar developments are likely to occur.

17.16.2 Permitted Uses. Lots within the R-1 District may be used for one (1) of the following principal purposes only:

- A. Community garden.
- B. Public park, playground, trails, and/or swimming pool.
- C. Single-family detached dwelling.
- D. Undeveloped land.

17.16.3 Conditional Uses. One (1) of the following principal land uses may be allowed after review and approval of a conditional use permit by the Board of Adjustment:

- A. Cemetery.
- B. Day care center.
- C. Elementary school; middle or high school; or a combination thereof.
- D. House of worship.
- E. Library, museum, and/or site of historic/cultural significance.
- F. Public utility facility.
- G. Vacation rental by owner (VRBO) in conformance with Chapter 17.68.13.

- 17.16.4 Prohibited Principal Land Uses.** Unless authorized pursuant to Chapter 17.08.01(A)(1)(a), all other principal land uses which are not specifically listed above as either a Permitted or Conditional Use shall be prohibited in the R-1 District.
- 17.16.5 Accessory Buildings, Structures, and Land Uses.** Accessory buildings, structures, and land uses within the R-1 District shall be regulated in conformance with the provisions of Chapter 17.68.01.
- 17.16.6 Home Occupations.** Home occupations within the R-1 District shall be regulated in conformance with the provisions of Chapter 17.68.03.
- 17.16.7 Fence Regulations.** Fences within the R-1 District shall be regulated in conformance with the provisions of Chapter 17.68.02.
- 17.16.8 Off-Street Parking Regulations.** Off-Street parking within the R-1 District shall be regulated in conformance with the provisions of Chapter 17.68.09.
- 17.16.9 Sign Regulations.** Signs within the R-1 District shall be regulated in conformance with the provisions of Chapter 17.68.08.
- 17.16.10 Lot Area, Yard, and Structure Height Regulations.** The maximum height and minimum lot area, width, and setback requirements within the R-1 District shall be as follows:

	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Structure Height
Single-family detached dwelling	6,500 sq. ft.	50 ft. see #2, #3	30 ft. see #4	7 ft.	25 ft.	35 ft.
All other uses	NA see #1	NA see #1	30 ft. see #1, #4	7 ft. see #1	25 ft. see #1	35 ft. see #1

Exceptions

- #1 Unless an alternative lot size, lot width, setbacks, and/or structure heights are required by the granting of a conditional use permit.
- #2 A single-family detached dwelling may be constructed on a lot-of-record which has a lot width of less than fifty (50) feet, subject to applicable setback requirements.
- #3 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line.
- #4 There shall be a required front yard on each street side of a corner lot. Similarly,

there shall be a required front yard on each street side of a multiple-frontage lot. In both situations, the addressed required front yard(s) shall be thirty (30) feet; however, the other required front yard may be reduced to fifteen (15) feet.

- #5 See also Adjustments to Yard Regulations (Chapter 17.72) and Non-Conforming Uses and Non-Standard Lots (Chapter 17.76) for other specific exceptions.

17.16.11 Maximum Ground Coverage (Impervious Surfaces). The sum total of the ground area covered by all structures including, but not limited to, buildings, patios, driveways, sidewalks, parking lots, or other water impermeable structures shall not exceed seventy-five percent (75%) of the lot on which the structures are located within the R-1 District.