

CHAPTER 16

R-1 LOW DENSITY RESIDENTIAL DISTRICT

Sections:

- 16.1.0 Purpose
- 16.2.0 Permitted uses
- 16.3.0 Permitted accessory uses
- 16.4.0 Conditional Uses
- 16.5.0 Development Standards

16.1.0 PURPOSE. The R-1 low density residential district is established to provide Urban Growth Area Boundaries a low density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended low density residential environment.

16.2.0 PERMITTED USES. The following uses shall be permitted in the R-1 district:

- (1) One single-family dwelling.
- (2) Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising.

16.3.0 PERMITTED ACCESSORY USES. The following uses shall be permitted as accessory to a permitted use in the R-1 low-density residential district:

- (1) One detached residential garage, provided it does not exceed fifteen feet in height and 1,000 square feet in area.
- (2) Home occupations.
- (3) One storage building not exceeding two hundred square feet of gross floor area and fifteen feet in height; provided no container storage shall be permitted.
- (4) The renting of rooms for lodging purposes only; provided, however, such accommodations shall not exceed two persons in a single-family dwelling. One off-street parking space, per roomer, must be provided in addition to the requirement set forth under Off-street Parking.
- (5) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.
- (6) Family day care homes as now existing and as amended and Home Occupations.
- (7) Accessory Dwellings.

16.4.0 CONDITIONAL USES. In addition to the unclassified uses, the following uses may be permitted by special permit:

- (1) Churches and similar places of worship.
- (2) Public libraries, and municipal office buildings.
- (3) Public and private schools, public parks and playgrounds.

- (4) Fire department station houses.
- (5) Private nursery school, preschool, child mini day care and day care center.
- (6) Non-motorized recreational trails and similar facilities.

16.5.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: Seven thousand two hundred (7,200) square feet.
- (2) Density: One dwelling unit per lot, except as provide in Accessory Dwellings.
- (3) Maximum Lot Coverage: Forty (40) percent.
- (4) Minimum Yard Setbacks:
 - (a) Front: Twenty (20) feet.
 - (b) Side: Five (5) feet.
 - (c) Rear: Principal Building: Equal to the height of the dwelling
Accessory structures. Accessory structures adjacent an alley may be placed on the alley line provided there are no openings in the wall parallel to the alley. Garages with vehicle doors parallel to an alley shall be setback from the alley twenty (20) feet. Where there is no alley, the set back shall be five (5) feet.
- (5) Maximum building height:
 - (a) Principal building. Twenty-five (25) feet, except a greater height may be approved by special permit.
 - (b) Accessory buildings: Fifteen (15) feet.