

Chapter 17.28 – Residence “R-1” zone

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17.28.010 Permitted uses.

Permitted uses in the residence R-1 zone are:

- A. Single residence dwellings;
- B. Uses incident to the primary approved uses, including permitted home occupations with an approved business license;
- C. Accessory buildings, provided they shall be located as required in Section 17.48;
- D. Temporary buildings and uses for construction purposes, by permit, for a period not to exceed one year;
- E. Automobile parking space shall be provided as required in Section 17.48.

17.28.015 Conditional Uses.

The planning commission may, after notice and public hearing, as set forth in Section 17.46.90, permit additional uses that are deemed essential or desirable to the public. The commission shall have the authority to impose conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriments a condition of the permit.

17.28.020 Building height.

Buildings shall not be erected or enlarged to exceed a height of two and one-half stories or thirty-five feet in height from ground level.

17.28.030 Area requirements generally.

Buildings and structures shall not be erected, enlarged or altered unless the following yards and lot areas are incorporated into the designs.

17.28.040 Front yard.

Front yards in the residential R-1 zone shall be a minimum of twenty-five feet.

17.28.050 Side yard.

Side yards in the residential R-1 zone shall be a minimum of ten feet.

17.28.060 Rear yard.

Rear yards in the residential R-1 zone shall be a minimum of twenty-five feet.

17.28.80 Lot area.

- A. Residential R-1 lots shall have an area of not less than seven thousand square feet and a width at the established building line of not less than sixty feet;
- B. On corner lots the side yard requirements shall be the same as for interior lots, except that there shall be maintained a side yard of not less than ten feet on the side adjacent to the street which intersects the street upon which the building or structure maintains frontage.
- C. On a reversed corner lot there shall be maintained a setback from the side street of not less than fifty percent of the front yard required by lots in the rear of such corner lots, but such setback need not exceed twenty feet. No accessory building on a reversed corner lot shall project beyond the front yard required on the adjacent lot to the rear, nor be located nearer than ten feet to the side lot line of an adjacent lot.

17.28.085 Number of buildings per lot-Exceptions and restrictions.

No residential structure shall be erected upon the rear of a lot or upon a lot with another dwelling, except by conditional use permit and that in a two -story garage with living quarters upon the second floor such quarters may be occupied by a member of the family occupying the main structure. There may also be constructed a guest house without kitchen, or rooms for guests within an accessory building, provided such facilities are used for the occasional housing of guests of the occupants of the main structure and not for permanent occupancy by others.

17.28.090 Accessory buildings.

Accessory buildings shall not encroach upon the front yard. They may encroach upon the side yard, provided no buildings are closer to the lot lines than ten feet. Provided further, that on a corner lot of accessory buildings shall not encroach upon the front or side yards adjacent to the abutting streets.

Motor vehicle cargo containers or other containers normally used for the shipment of freight, cargo or other items, by rail, ship or motor vehicular transportation, may be permitted for storage or other purposes. All containers shall require an approved conditional use permit. Placement location of containers shall meet all the requirements of Sections 17.28.030, 17.28.040, 17.28.050, 17.28.060, and shall only be placed on unit high, at ground level on a concrete, gravel or similar foundation. Stacking of containers is

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prohibited. Containers can become a visual blight upon the city and adjacent residential areas. Means for reasonable visual occlusion from public view, through positioning or other coverage, shall be required to be provided and maintained for the duration of the placement of the container and shall be included in the application submission.