

## 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. One-family dwellings;
- B. Truck gardening and other horticultural uses, where no building is involved and not operated for profit;
- C. Golf courses, except driving tees, ranges, miniature courses and similar uses operated for commercial purposes;
- D. Uses customarily incident to any of the above uses, including permitted home occupations, as provided herein;
- E. Accessory buildings, provided they shall be located as required in Section 17.48;
- F. Temporary buildings and uses for construction purposes for a period not to exceed one year;
- G. One sign on each lot not exceeding twelve square feet in area, pertaining to the lease or sale of the building or premises on which the sign is located;
- H. Automobile parking space to be provided as required in Section 17.48.

(Prior code §4-4-7(A))

### 17.28.015 Conditional Uses.

The planning commission may, after notice and public hearing, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The commission shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:

The following conditional uses may be permitted in the R-1 zone:

1. School (public and parochial);
2. Churches;
3. Libraries;
4. Fire stations;
5. Parks and buildings;
6. Playgrounds and buildings;
7. Day care;
8. Bed and Breakfast's;
9. Conditional uses, subject to the provisions of Section 17.46;
10. Home occupations as herein provided;

Other uses deemed similar by the City to the uses above may be considered under a Conditional Use application.

**17.28.020 Building height.**

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected or maintained to exceed two and one-half stories, nor shall it exceed thirty-five feet in height. (Prior code §4-4-7(B))

**17.28.030 Area requirements generally.**

No building or structure, nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following described yards and lot areas are provided and maintained in connection with such building, structure or enlargement. (Prior code §4-4-7(c) (part))

**17.28.040 Front yard.**

Each lot upon which a dwelling is constructed shall have a front yard of not less than twenty-five feet. Where lots comprising forty percent or more of the frontage between two intersecting streets are developed with buildings having front yards with a variation of not more than twenty feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than fifty feet be required. (Prior code §4-4-7(C) (1))

**17.28.050 Side yard.**

- A. On interior lots there shall be a side yard on each side of a main building of not less than ten feet and a combined total of side yards of not less than twenty-five feet. (old town, five to fifteen 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.

(prior code §4-4-7(C) (2))

**17.28.060 Rear yard.**

There shall be a rear yard having an average depth of not less than thirty-five feet. (Prior code §4-4-7(C)(3))

**17.28.070 Lot coverage.**

Not more than thirty-seven and a half percent of the area of a lot may be covered by main buildings or accessory buildings. (Prior code ~4-4-7(C)(4))

**17.28.080 Lot area.**

- A. Every dwelling erected or structurally altered shall be on a lot having an area of not less than seven thousand square feet and a width at the established building line of not less than sixty feet; provided, however, all lots in the original townsite may have a lot area of not less than six thousand square feet and a lot width of not less than fifty feet. (Prior code §4-4-7(c) (5)).
- 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.

(prior code §4-4-7(C) (2))

**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. (Prior code §4-4-7(C) (6))