

Chapter 20.18

R-1 RESIDENTIAL LOW DENSITY DISTRICT

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20.18.010 **Purpose.** The purpose of the R-1 district is to provide areas for the location of low density residential buildings of a single-family type, to stabilize and protect the residential characteristics of the district, and to promote and encourage a suitable environment for family life in urban homes with community services and facilities appurtenant thereto. (Ord. 765, September 2003.)

20.18.020 **Permitted Uses.** The following uses are permitted subject to conformance to applicable regulations stated below and elsewhere in the zoning title:

- A. One single-family building per lot of not less than 720 square feet of habitable room.
- B. Rooming and boarding of not more than two persons.
- C. Family child day care homes.
- D. Adult care homes (homes for the elderly) for up to six residents.
- E. Accessory uses and structures related to any permitted use except home occupations. (Ord. 765, September 2003.)

20.18.030 **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Churches and schools.
- B. Home occupations.
- C. Public and quasi-public uses. (Ord. 765, September 2003.)

20.18.040 **Minimum Development Standards.**

A. Lot size:

1. The minimum lot size shall be ten thousand square feet in area.
2. Minimum lot width: seventy-five feet for lots having an area of ten thousand square feet or more.

B. Yards:

1. Street frontage: twenty-five feet from the lot line or fifty-five feet from the centerline, whichever is greater.
2. Side: ten feet for lots having an area of ten thousand square feet or more; five feet on one side and ten feet on the other, with the ten feet being on the side nearest the garage, for lots having an area less than ten thousand square feet.
3. Rear: twenty-five feet. (Ord. 765, September 2003.)

20.18.050 **Maximum Building Coverage.** Maximum building coverage shall not exceed thirty-five percent of the area of the lot. (Ord. 765, September 2003.)

20.18.060 **Height of Buildings.** Building heights for the R-1 district shall not exceed a height of thirty feet. (Ord. 765, September 2003.)