

7.2.102 SINGLE FAMILY RESIDENTIAL - (R-1)

7.2.102.01 Purpose

The purpose of the R-1 zone is to allow development of single family homes on individual lots provided with urban services at urban densities. Other uses compatible with residential development are also appropriate. These areas are designated as Residential in the Comprehensive Plan.

7.2.102.02 Permitted Uses

The following uses, when developed under the applicable development standards in this Code, are permitted in the R-1 zone:

- A. One detached single family dwelling on a separate lot or parcel.
- B. Residential homes.
- C. Child day care service, including family day care provider, for 12 or fewer children.

7.2.102.03 Special Permitted Uses

The following uses, when developed under the applicable standards in this Code and special development requirements, are permitted in the R-1 zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7. 2.203 and subject to the provisions in Section 7.2.309.
- D. Two-family dwellings (duplexes) subject to the following:
 - 1. The duplex shall be located on a corner lot.
 - 2. Access shall be subject to the following:
 - a. Where both adjacent streets are of the same street designation (e.g. local street) the duplex may obtain access from each adjacent street or share a single access.
 - b. Where the adjacent streets are of a different street designation (e.g. local and collector) a shared access shall be required from the lower street designation.
- E. The following uses, subject to the applicable standards in Section 7.2.4:
 - 1. Manufactured homes on individual lots (Section 7.2.404)
 - 2. Home occupations (Section 7.2.406).
 - 3. Owner occupied short-term rentals (Section 7.2.417) (*Amended Effective 06/06/16, Ordinance 633*)

7.2.102.04 Conditional Uses

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Private or public elementary schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreation facilities; and other public or semi-public uses.
- C. Child day-care services for 13 or more children.
- D. Churches.
- E. Small wind energy systems including compliance with Section 7.2.413.
Added ORD 608 effective 10/06/11

7.2.102.05 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements
(Revised by Ordinance #541, 6/03/02 - Effective 07/03/02)

DIMENSION	Residential Uses	Non-Residential Uses
Lot Size	7,000 sq ft - Single Family 9,000 sq. ft. - Duplex	(1)
Average Width	50	(1)
Average Depth	80	(1)
Maximum Height	35 feet	35 feet

- (1) Adequate to comply all applicable development standards

- B. Minimum Yard Setback Requirements

SETBACKS	Residential Uses	Non-Residential Uses
Front	15 feet	20 feet
Side	5 feet	10 feet
Rear	15 feet - 1-story 20 feet - 2-story	20 feet
Street-side	15 feet	20 feet
Garage (1)	20 feet	20 feet

- (1) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

7.2.102.06 Development Standards

All development in the R-1 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:
 - Maximum building coverage (primary building): 35%
 - Maximum parking area coverage (including garage): 30%
 - Combined maximum lot and parking area coverage: 60%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306.
- F. Density: Subdivisions shall be developed at a minimum density of four dwelling units per acre with a maximum density of six dwelling units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property could be developed at a density consistent with the requirements of the R-1 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the applicable development requirements of the R-1 zone.