

## **17.24 R-1A Single-Family Residence District, Detached**

### **17.24.010 Description and purpose.**

This district is established for the purpose of providing for detached single-family residential dwellings on minimum six thousand (6,000) square foot lots and for residential and related uses in keeping with the character of single-family living. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)

### **17.24.020 Permitted uses.**

Uses permitted in the R-1A district shall be limited to those permitted in the R-1 district, subject to all requirements specified for the R-1 district unless otherwise stated in this Chapter. (Ord. 86-13 §1(part), 1986)

### **17.24.030 Uses by special review.**

Any use permitted by special review in the R-1 district is subject to all requirements specified in Chapter 17.72. (Ord. 86-13 §1(part), 1986)

### **17.24.040 Development standards.**

Development standards for the R-1A district shall be as follows:

- A. Minimum area of lot shall be six thousand (6,000) square feet;
- B. Minimum width of lot shall be fifty (50) feet;
- C. Minimum side yard:
  - 1. Principal buildings, five (5) feet,
  - 2. Accessory buildings, two (2) feet, where located in the rear one-third (1/3) of the lot,
  - 3. Accessory buildings, five (5) feet, where not located in the rear one-third (1/3) of the lot,
  - 4. All buildings, twenty (20) feet where abutting a street,
  - 5. For any use other than residential, the minimum side yard width shall be the equivalent of one (1) foot for each three (3) feet or fraction thereof of building height, provided, that for school or church uses no side yard shall be less than twenty-five (25) feet wide;
- D. Minimum front yard for all buildings shall be twenty-five (25) feet;

E. Minimum rear yard:

1. Principal buildings, twenty-five (25) feet,

2. Accessory buildings, ten (10) feet;

F. Maximum height of buildings:

1. Principal buildings, thirty-five (35) feet,

2. Accessory buildings, twenty (20) feet. (Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)