

17.20 R-1 Single-Family Residence District

17.20.010 Description and purpose.

This district is established for the purpose of providing detached single-family residential dwellings on minimum nine thousand (9,000) 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)

17.20.020 Permitted uses.

Uses permitted in the R-1 district shall be as follows:

- A. One-family dwellings, detached;
- B. Small in-home day care subject to the licensing requirements of the State;
- C. Public and quasi-public recreation facilities, including parks and playgrounds and their accessory structures;
- D. Underground public utilities and easements, including water, sewer, electric, gas, telephone lines, cable and other communications service lines; and
- E. Accessory uses, including but not limited to:
 - 1. Receive-only satellite dish antenna and solar energy collection devices as restricted (see Section 17.66.210 of this Title).
 - 2. Home occupations as restricted (Section 17.66.220 below).
 - 3. Garage/yard sale subject to the following restrictions:
 - a. Limited to the principal or accessory residential structure and the driveway of the dwelling.
 - b. Limited in duration to forty-eight (48) hours and to two (2) such sales per residential property per calendar year.
 - 4. Parking of private vehicles as restricted (Section 17.66.070 of this Title).
 - 5. Keeping of household pets as restricted (Section 17.08.242 of this Title and Chapter 6.02 of this Code). (Ord. 2006-42 §3, 2006; Ord. 95-02 §1(part), 1995; Ord. 91-22 §2(part), 1991; Ord. 86-13 §1(part), 1986)

17.20.030 Uses by special review.

A. Uses permitted by special review in the R-1 district shall be as follows:

1. Public and quasi-public buildings and structures, including police stations, fire stations, water and sewer works, libraries, senior centers, recreation centers and cultural art centers;
2. Public and nonpublic schools;
3. Churches, synagogues and other religious institutions;
4. Large in-home day care subject to the licensing requirements of the State;
5. Day care centers subject to the licensing requirements of the State;
6. Nursing homes subject to the licensing requirements of the State;
7. Group homes subject to the licensing requirements of the State and not located within one thousand five hundred (1,500) feet of another group home use;
8. Golf courses and similar private recreation facilities of a commercial nature;
9. Solar collectors which are not part of the primary structure;
10. Wind generators;
11. Aboveground public utilities, including electric transmission lines, and gas regulator stations, provided that no public office and repair storage facilities are maintained on the site, cable television and telephone lines, telephone exchanges, electric substations and microwave transmission towers;
12. Temporary uses as subject to the provisions of Section 17.66.230 of this Title.

B. All uses by special review shall meet the requirements of Chapter 17.72. (Ord. 2006-42 §4, 2006; Ord. 95-02 §1(part), 1995; Ord. 86-13 §1(part), 1986)

17.20.040 Development standards.

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

- A. Minimum area of lot shall be nine thousand (9,000) square feet.
- B. Minimum width of lot shall be seventy-five (75) feet.
- C. Minimum side yard for residential:
 1. Principal buildings, seven (7) feet;
 2. Accessory buildings, two (2) feet, where located in the rear one-third (1/3) of

the lot;

3. Accessory buildings, seven (7) feet, where not located in the rear one-third (1/3) of the lot;

4. All buildings, twenty-five (25) feet, where abutting a street;

5. For all other uses, 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. 86-13 §1(part), 1986)