

**Chapter 17.18**  
**R-1 Single-Family Residence District**

- 17.18.010 Description and purpose**
- 17.18.020 Permitted uses**
- 17.18.030 Uses by special review**
- 17.18.040 Development standards**

**17.18.010 Description and purpose.**

The primary use within the R-1 District is detached single-family residential dwellings on minimum 9,000-square foot lots.

**17.18.020 Permitted uses.**

Uses permitted in the R-1 District are:

- A. One-family dwellings, detached.
- B. Small in-home day care subject to the licensing requirements of the State.
- C. Indoor and Outdoor Recreation.
- D. Underground public utilities.
- E. Accessory uses, including but not limited to:
  - 1. Satellite dish antenna and solar energy collection devices as restricted (see Section 17.52.220 of this Title).
  - 2. Home occupations as restricted (Section 17.52.230 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 48-hours and to two such sales per residential property per calendar year.
  - 4. Parking of private vehicles as restricted (Section 17.54.070 of this Title).
  - 5. Keeping of household pets as restricted (Chapter 17.14 and Chapter 6.02, CRMC).

**17.18.030 Uses by special review.**

A. Uses permitted by special review in the R-1 District are:

1. Public facilities.
2. College/university/vo-tech and private school.
3. Places of worship.
4. Large in-home day care subject to the licensing requirements of the State.
5. Day care center, subject to the licensing requirements of the State.
6. Assisted living/memory care subject to the licensing requirements of the State.
7. Group homes subject to the licensing requirements of the State and not located within 1,500-feet of another group home use.
8. Commercial amusement, outdoor.
9. Solar collectors which are not part of the primary structure.
10. Wind generators.
11. Aboveground public utilities.
12. Temporary uses as subject to the provisions of Chapter 17.16 of this Title.

B. All uses by special review shall meet the requirements of Chapter 17.38.

**17.18.040 Development standards.**

Development standards for the R-1 District are:

- A. Minimum area of lot shall be 9,000-square feet.
- B. Minimum width of lot shall be 75-feet.
- C. Minimum side yard for residential:
  1. Principal buildings, 7-feet.
  2. Accessory buildings, 2-feet, where located in the rear one-third of the lot.

3. Accessory buildings, 7-feet, where not located in the rear one-third of the lot.

4. All buildings, 25-feet, where abutting a street.

5. For all other uses, the minimum side yard width shall be the equivalent of 1-foot for each 3-feet or fraction thereof of building height, provided that, for school or church uses, no side yard shall be less than 25-feet wide.

D. Minimum front yard for all buildings shall be 25-feet.

E. Minimum rear yard:

1. Principal buildings, 25-feet.

2. Accessory buildings, 10-feet.

F. Maximum height of buildings:

1. Principal buildings, 35-feet.

2. Accessory buildings, 20-feet.