

Chapter 17.20
R-1A Single-Family Residence District, Detached

- 17.20.010** **Description and purpose**
- 17.20.020** **Permitted uses**
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17.20.010 **Description and purpose.**

The primary use within the R-1A District is detached single-family residential dwellings on minimum 6,000-square foot lots.

17.20.020 **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.

17.20.030 **Uses by special review.**

Any use permitted by special review in the R-1 District is subject to all requirements specified in Chapter 17.38.

17.20.040 **Development standards.**

Development standards for the R-1A District are:

- A. Minimum area of lot shall be 6,000-square feet.
- B. Minimum width of lot shall be 50-feet.
- C. Minimum side yard:
 - 1. Principal buildings, 5-feet,
 - 2. Accessory buildings, 2-feet, where located in the rear one-third of the lot.
 - 3. Accessory buildings, 5-feet, where not located in the rear one-third of the lot.
 - 4. All buildings, 20-feet where abutting a street.
 - 5. For any use other than residential, 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.