

ARTICLE 12

(R-1) Single-Family Residential

SECTION 3.12.000 Purpose

The Single-Family Residential classification is intended to provide for a medium density urban residential use plus related compatible uses such as schools and parks. The classification is designed for those areas adjacent or close to existing cities or areas with an urban character in which urban services such as public water and sewer are available.

SECTION 3.12.050 Permitted Uses

In the R-1 Zone, the following uses and their accessory buildings and uses are permitted, subject to the general provisions and exceptions set forth by this ordinance:

1. A single-family dwelling.
2. Duplex, subject to development standards contained in §3.12.150 or,
 - a. A duplex on a lot or parcel of not less than 7,500 square feet that was in existence at the time this Ordinance was adopted (Dec 31, 1980), providing such duplex meets one of the following requirements:
 - (1) it will be located on a collector street; or
 - (2) it will be located on a corner lot.
3. Accessory buildings not exceeding 1,500 square feet used as garages, storerooms, woodsheds, hobby shops, laundries, playhouses or similar and related uses provided that there shall not be more than two buildings allowed as accessory to any single-family dwelling or duplex. Unattached structures shall be located on the rear half of the property unless a variance is granted, except that a detached garage in conjunction with the primary dwelling need not be located on the rear half of the lot.
4. Limited Home Occupation.

SECTION 3.12.075 Uses Permitted With Standards

In the R-1 Zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

1. Zero lot line residential developments, subject to provisions of Article 31.

SECTION 3.12.100 Buildings and Uses Permitted Conditionally

In the R-1 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this chapter:

1. Hospitals and schools (kindergartens, elementary, junior high and high), provided setbacks are established from side and rear property lines of at least 50 feet.
2. Privately operated kindergartens or day nurseries.
3. Public and semipublic buildings and uses not otherwise specified in this section.
4. Mobile Home Parks subject to the density of the R-1 Zone and provisions of Article 51 of this chapter.
5. Parks, playgrounds, or community centers.
6. Residential Facility.
7. Bed and Breakfast.
8. Buildings accessory to a single-family dwelling in excess of 1,500 square feet provided that there shall not be more than two buildings allowed as accessory to any single-family dwelling or duplex and further provided unattached structures shall be located on the rear half of the property unless a variance is granted.

SECTION 3.12.150 Property Development Standards

1. **Area:**
 - a. The minimum property area shall be 6,500 square feet for a single family dwelling and 10,000 square feet for a duplex.
 - b. Lots or parcels shall have a minimum average width of 65 feet.
2. **Coverage:** Not over 40 percent of the lot shall be covered by all buildings located thereon.
3. **Setbacks:**
 - a. Front Yard: No structure other than a fence or sign shall be located closer than 15 feet from the front property line.
 - b. Side Yard: No structure other than a fence or sign shall be located closer than 5 feet from side property lines for interior properties, and 10 feet from exterior side property lines for corner building sites.

- c. Rear Yard: No structure other than a fence or sign shall be located closer than 5 feet from the rear property line.
 - d. Vision Clearance: Vision clearance on corner lots shall be minimum of 20 feet.
- 4. Height:** Maximum height for any structure shall be 35 feet, except hospitals, public buildings or churches may be 45 feet.
- 5. Signs:**
- a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs shall not be illuminated or capable of movement.
 - c. The total sign area of all signs on the property shall be limited to thirty-two square feet.
 - d. One sign not exceeding 12 square feet in area is permitted for each building other than a dwelling.
- 6. Parking:** Off street parking shall be provided in accordance with Article 35.