

Chapter 18.16: R1 DISTRICT

18.16.010 Purpose.

The R1 District is primarily intended for single-family detached dwellings and manufactured homes on lots consisting of not less than six thousand, three hundred (6,300) square feet.

18.16.020 General and dimensional provisions.

General dimensional provisions for the R1 district are as follows:

- A. Minimum lot area: six thousand, three hundred (6,300) square feet.
- B. Minimum lot dimension: sixty; (60) feet.
- C. Minimum front setback:
 - 1. Twenty (20) feet from the property line;
 - 2. For lots on a corner:
 - a. Front of building shall have a minimum front setback of twenty (20) feet from the property line;
 - b. Side of building shall have a minimum setback of fifteen (15) feet from the property line along the street, which intersects the street used for calculating the front setback.
- D. Minimum side and rear setbacks:
 - 1. Six (6) feet on each side and seven (7) feet on the rear;
 - 2. Along designated stream corridors, the setbacks shall meet the requirements in Chapter 18.68.
- E. Maximum building height of three and one-half (3 1/2) stories, but not to exceed forty-five (45) feet measured from any point on the perimeter of the building.
- F. All lots within the R1 District shall also comply with the provisions of Chapters 18.44, 18.48 and 18.50.
- G. Parking:
 - 1. A minimum of two (2) off-street parking spaces, at least one of which shall be covered, are required per dwelling unit.

2. Required off-street parking shall not be allowed within the required front setback.
3. All driveways and parking areas shall be improved with concrete or asphalt pavement.

18.16.030 Principal uses permitted outright.

The principal uses permitted outright shall be as follows:

- A. One single-family detached dwelling structure on each lot.
- B. Manufactured homes are permitted on individual lots outside manufactured home parks under this section provided that they comply in all respects with the standards set forth in Section 18.56.005 of this title.

18.16.040 Accessory uses permitted outright.

Accessory uses permitted outright shall be as follows:

- A. Any use customarily incidental and subordinate to a principal use permitted outright.
- B. Garage or carport.
- C. Gardening and horticultural activities and related structures for noncommercial purposes.
- D. Home occupations as provided in Section 18.78.
- E. Signs subject to the requirements of Chapter 18.50.

18.16.050 Conditional uses permitted.

- A. Except as noted below, approval of a conditional use shall not be granted unless the proposal meets the criteria under Section 18.76.010 and the applicable provisions of Chapters 18.60 and 18.64.
- B. The following conditional uses may be permitted in an R1 district:
 1. Church;
 2. Cemetery;
 3. Golf course, including clubhouse, but not an independent pitch-and-putt course or golf driving range;
 4. Governmental building for administrative or protective services;

5. Manufactured home parks, pursuant to the provisions in Section 18.58;
6. Manufactured home used as a permanent residence for a night watchman or caretaker (see Section 18.56).
7. Noncommercial storage areas within subdivisions or condominium developments for the storage of recreational vehicles, boats, trailers, fifth wheels and other vehicles, available for use only by residents of the subdivision or condominium development, and meeting the requirements of Section 18.76.075 of this code.
8. Private nursery school, kindergarten, or child care center on a lot having a minimum area of ten thousand (10,000) square feet, provided there is established in connection therewith a play lot having a minimum area of four hundred (400) square feet plus an additional forty (40) square feet for each child in excess of ten (10), which play lot is separate from adjoining properties by a sight-obscuring fence;
9. Private club, lodge, convent, social or recreational building, or community assembly hall, except those having a chief activity carried on for monetary gain;
10. Public park, playground, or recreational area, and buildings used in connection therewith;
11. Public or semipublic building serving as a library, museum, or other similar purpose;
12. Public, private, or parochial school;
13. Telecommunication facilities.