

Chapter 17.04
REGULATIONS FOR LOW DENSITY RESIDENTIAL OR "R-1" DISTRICT

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17.04.010 Purpose.

To establish areas for individual residential dwelling units at an urban low density where the traditional neighborhood character of single-family units exist. The following regulations shall apply in all R-1 districts. (Ord. 796 Att. A (part), 1999)

17.04.020 Performance standards.

Uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#). (Ord. 828 §1(part), 2004; Ord. 796 Att. A (part), 1999)

17.04.030 Uses permitted.

- A. One single-family dwelling or modular home.
- B. Residential accessory buildings, including site-built garages and carports.
- C. Private swimming pools, tennis courts, and similar recreational amenities.
- D. Small family nonresidential day care licensed for eight or fewer persons.
- E. Duplexes on a lot of at least twelve thousand square feet of land area.
- F. Garage and yard sales.
- G. One secondary accessory residential unit on a parcel with at least seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#).
- H. One metal or fabric-covered carport. (Ord. 887 §1(D), 2013; Ord. 869 §1(A), (B), 2007; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

I. Personal cannabis cultivation subject to the regulations as set forth in Section 17.38.

17.04.040 Uses permitted subject to a zoning permit.

- A. Home occupations.
- B. Agricultural uses including the keeping of livestock or animals.
- C. Docks, piers, and boat houses.
- D. Guest quarters.
- E. Temporary construction offices. (Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

17.04.050 Uses permitted subject to a use permit.

- A. Bed and breakfast inns.
- B. Rooming and boarding houses.
- C. Short-term rental of a residence to transient guests.
- D. Churches.
- E. Large family nonresidential day care centers.
- F. Public and private schools.
- G. Public utility facilities.
- H. Residential care home, large.
- I. Residential care facility.
- J. One secondary accessory residential unit on a parcel with less than seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#). (Ord. 893 §3(1), 2014; Ord. 887 §1(E), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

17.04.060 Development standards.

- A. Minimum Lot Size.
 - 1. Six thousand square feet for an interior lot.
 - 2. Six thousand five hundred square feet for a corner lot.

B. Minimum Average Lot Width.

1. Sixty feet for an interior lot.
2. Sixty-five feet for a corner lot.
3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.

C. Minimum Lot Length. Eighty feet.

D. Maximum Length to Width Ratio. Three to one.

E. Maximum Lot Coverage. Forty percent. An increase in lot coverage of up to sixty percent will be permitted on pre-existing substandard lots.

F. Minimum Yards (Setbacks).

1. Front yard:

- a. Fifteen feet from lot line.
- b. Twenty feet from lot line to the carport or garage door opening.

2. Rear yard: ten feet from lot line.

3. Side yard: five feet from lot line, except ten feet on the street side on a corner lot.

4. Accessory structures: less than one hundred twenty square feet without utilities may be within one foot of the side or rear property line.

G. Maximum Height.

1. Principal structure: thirty-five feet.

2. Accessory structure: fifteen feet.

H. Parking. The following minimum parking requirements shall apply for residential uses:

1. One covered and one uncovered space per dwelling unit.
2. Covered spaces may be substituted for uncovered spaces.

- I. Signs. As provided in the sign ordinance.
- J. Minimum Residential Construction Standards. (see Chapter [17.28](#), Performance Standards).
 - 1. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and at least seven hundred twenty square feet in gross floor area, except for secondary units which shall meet the standards set forth in Chapter [17.28](#).
 - 2. Modular homes shall be certified under the National Manufactured Home Construction and Safety Standards and shall be no older than ten years old from the time that a permit is issued for placement.
 - 3. All dwellings shall be attached to a permanent concrete foundation system pursuant to the Uniform Building Code. Dwellings in mobilehome parks/subdivisions may utilize alternative permanent foundation systems.
 - 4. All dwellings shall be designed so that exterior walls look like wood or masonry or stucco regardless of their actual composition.
 - 5. Dwelling siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation is used, then siding need only extend one and one-half inch below the top of the foundation.
 - 6. The roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel; or architectural metal roof sheathing with factory applied color coatings.
 - 7. The slope of the main roof shall not be less than two inches of vertical rise for twelve inches of horizontal run.
 - 8. All dwellings shall have a perimeter roof eave not less than one foot measured from the vertical side of the home.
 - 9. Where any accessory structure is attached to the main structure, the eave requirement at the point of attachment may be waived.
 - 10.
 - a. Site-built detached or attached garages or carports shall be designed and constructed of similar design and materials as the main residential unit or structure.
 - b. One four-hundred-square-foot metal or one four-hundred-square-foot fabric-covered carport may be permitted per lot. Metal and fabric-covered carports shall comply with property setback

(yard) requirements. Metal and fabric-covered carports shall be properly maintained in good condition, cleaned, and repaired as necessary. Metal and fabric-covered carports shall be securely anchored with below grade tie downs. There shall be no electricity or utilities provided to metal and fabric-covered carports. Metal and fabric-covered carports are subject to the issuance of a building permit unless determined to be exempted by the building official. Metal carports shall be painted to match or complement the primary house color. (Ord. 869 §1(C), 2007; Ord. 856 §1(part), 2006; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)