

Chapter 17.50

R-1-Z SINGLE FAMILY RESIDENTIAL/ZERO LOT LINE DISTRICT

Sections:

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- 17.50.020 Allowed uses.**
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17.50.010 Purpose.

To permit and establish regulations for planned single-family dwellings with a zero side yard building setback. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.50.020 Allowed uses.

- A. One single family dwelling per lot;
- B. Public parks and playgrounds. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.50.030 Accessory uses.

Those uses customarily associated with a principal permitted use and subordinated to such use. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.50.050 Prohibited uses.

- A. Commercial activities not addressed as permitted under Section 17.50.020, Allowed uses or Section 17.50.050, Uses allowed with a special use permit;
- B. Mobile homes;
- C. Industrial uses.

17.50.040 Uses allowed with special use permit following a public hearing.

Home occupations. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.50.060 Area and yard requirements.

- A. Minimum lot area: 4,000 square feet
- B. Average lot width: 50 feet
- C. Minimum yard requirements:
 - 1. Front yard: 15 feet
 - 2. Side yard: 10 feet

3. Rear yard: 10 feet

D. Garages shall be located to allow an improved on site driveway of not less than twenty feet in length by sixteen feet in width.

E. Street abutting side yards shall be not less than eight feet and side yards abutting property not in the R-1-Z district shall be not less than five feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.50.070 Height restrictions.

No principal building or structure shall exceed two stories or thirty feet in height. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.50.080 Development standards.

See Chapter 17.22. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.50.090 Other requirements.

A. Separation Between Dwellings on Adjacent Lots: There shall be not less than ten feet of separation between dwellings on adjacent lots.

B. All off street parking requirements and regulations shall be as provided in Chapter 17.25.

C. Open Space: There shall be a minimum of six hundred square feet of open space on each lot of which no dimension shall be less than ten feet.

D. No project proposed to use this zoning district shall be on less than two and one half acres. (Ord. 617 § 1.1 Exh. A (part), 1996)