

## Chapter 17.24

### R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

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#### **17.24.010 Purpose**

A. The purpose of the R-1 single-family residential district is to accommodate single-family dwellings, together with schools, parks, open spaces and public services (including, but not limited to sewer and water services) required to provide a satisfactory family environment.

B. The range of density classes indicated for the R-1 districts are as follows:

1. R-1-9, with a lot area of nine thousand square feet;
3. R-1-6, with a lot area of six thousand square feet; (Ord. 11-3-97B § 1 (part): Ord. 1-5-87A § 12(A))

#### **17.24.020 Permitted Uses**

The following are permitted uses in the R-1 single-family residential district:

- A. Single-family dwellings;
- B. Day care family facilities. (Ord. 11-3-97B § 1 (part): Ord. 1-5-87A § 12(B))

#### **17.24.030 Accessory Uses**

The following are accessory uses in the R-1 single-family residential district:

- A. Private garage with a capacity of not more than three vehicles;
- B. Other accessory uses and buildings customarily appurtenant or appropriate to a permitted use. (Ord. 11-3-97B § 1 (part): Ord. 1-5-87A § 12(C))

#### **17.24.040 Conditional Uses**

The following are conditional uses in the R-1 single-family residential district:

- A. Home occupations;
- B. Public and semipublic buildings such as, but not limited to, the following: churches and schools;
- C. Temporary sales offices;
- D. Day care center which cares for more than three children but less than ten children;

- E. Public use events;
- F. Guest house without kitchen facilities. (Ord. 1-5-87A § 12(D))

**17.24.050 Prohibited Uses**

The following are prohibited uses in the R-1 single-family residential district:

- A. Multiple-family dwellings;
- B. Commercial uses not addressed as permitted under Section 17.24.020 or 17.24.040;
- C. Industrial uses;
- D. Mobile homes. (Ord. 11-3-97B § 1 (part); Ord. 1-5-87A § 12(E))

**17.24.060 Height Regulations**

The following height regulations apply to the R-1 single-family residential district:

- A. No main building or structure shall exceed three stories or thirty-five feet;
- B. No accessory building or structure shall exceed fifteen feet. (Ord. 11-3-97B § 1 (part); Ord. 1-5-87A § 12(F))

**12.24.070 Area and Yard Requirements**

The following table sets out area and yard requirements for the R-1 single-family residential district:

District Classification	Lot Area	Lot (Avg.) Depth	Lot (Avg.) Width	Minimum Yards		
				Front	Side	Rear
R-1-9	9,000 sq. ft.	100 feet	70 feet	20 feet	7 feet	10 feet
R-1-6	6,000 sq. ft.	90 feet	60 feet	20 feet	7 feet	10 feet

(Ord. 11-3-97B § 1 (part); Ord. 1-5-87A § 12 (H))

**17.24.080 Additional Requirements**

The following additional requirements apply in the R-1 single-family residential district:

- A. There shall be a minimum of not less than ten feet between a main building and a guest house.
- B. All off-street parking requirements and regulations shall be as provided in Chapter 17.60 of this title. (Ord. 11-3-97B § 1 (part); Ord. 1-5-87A § 12(H))