

Chapter 17.10

SINGLE-FAMILY/LOW DENSITY RESIDENTIAL DISTRICT (R-1-A)

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- 17.10.01 PURPOSE & APPLICATION. The district is intended to provide living areas within the City where development is limited primarily to low density concentrations of one (1) family dwellings on a lot of not less than twelve thousand (12,000) square feet in area. Regulations are designed to:
- A. Promote and encourage a suitable environment for family life;
 - B. Provide space for community facilities needed to complement urban residential area and for institutions which require a residential environment; and
 - C. Minimize traffic congestion and avoid the overloading of utilities designed to serve only low density residential use.
 - D. Provide housing options for all segments of the population.
- 17.10.02 PERMITTED USES. The uses as shown in Table 17-3 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted.
- 17.10.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-3 as conditional and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.

- 17.10.04 PROHIBITED USES. All other uses not permitted by Sections 17.10.02 and 17.10.03 are not permitted.
- 17.10.05 MINIMUM LOT SIZE. See Table 17-4.
- 17.10.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-4.
- 17.10.07 YARDS AND SETBACKS. See Table 17-4.
- 17.10.08 HEIGHT LIMITS. See Table 17-4.
- 17.10.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-4.
- 17.10.10 PARKING. Off-street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.10.11 SIGNS. Real Estate signs up to six square feet shall be permitted, in accordance with Chapter 17.61 of this Ordinance.
- 17.10.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.10.13 FENCES (INCLUDING WALLS AND HEDGES). Fencing may be permitted in accordance with minimum standards provided in Table 17-4. Any fencing with the required setbacks shall be open and not solid.
- 17.10.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. The breeding and raising of animals for domestic, hobby, food, scientific or fur bearing purposes is prohibited.
 - B. A Mobilehome or Recreational Vehicle permitted as a temporary dwelling pursuant to Table 17-3 shall comply with the following standards:
 - 1. Building permits for the construction of the conventional single-family residence shall be obtained prior to or concurrently with the installation of the Mobilehome or Recreational Vehicle.
 - 2. The Mobilehome or Recreational Vehicle is to be removed from the premises or placed in Dead Storage when:
 - a) Six (6) months have passed since the Mobilehome or Recreational Vehicle was installed.
 - b) Seven (7) days have passed since the conventional single-family dwelling unit was approved for occupancy.
 - c) The building permit has lapsed due to lack of activity.

- C. All development in the R-1-A Zone shall comply with the minimum standards set out in Chapter 17.19, Residential District Specific Standards.