

## Chapter 17.11

### SINGLE FAMILY/MEDIUM DENSITY RESIDENTIAL (5,000 SQUARE FOOT MINIMUM LOT) ZONE (R-1)

#### Sections:

- 17.11.01 PURPOSE & APPLICATION
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  - 17.11.13 FENCES (INCLUDING WALLS AND HEDGES)
  - 17.11.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.11.01 PURPOSE & APPLICATION. The district is intended to provide living area within the City where development is limited primarily to low density concentrations of single family dwellings. 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 areas 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.
- 17.11.02 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.
- 17.11.03 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 Chapter 17.73 of this Title 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.

- 17.11.04 PROHIBITED USES. All other uses not permitted by Section 17.14.02 and 17.14.03 are prohibited.
- 17.11.05 MINIMUM LOT SIZE. See Table 17-4.
- 17.11.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-4.
- 17.11.07 YARDS AND SETBACKS. See Table 17-4.
- 17.11.08 HEIGHT LIMITS. See Table 17-4.
- 17.11.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-4.
- 17.11.10 PARKING. Off-street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.11.11 SIGNS. Real Estate signs up to six square feet shall be permitted in accordance with Chapter 17.61 of this Ordinance.
- 17.11.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.11.13 FENCES (INCLUDING WALLS AND HEDGES). Fencing may be permitted in accordance with minimum standards provided in Table 17-4.
- 17.11.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. The breeding and raising of animals whether 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. A 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 Zone shall comply with the minimum standards set out in Chapter 17.19, Residential District Specific Standards.