

## Chapter 17.48

### R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

#### Sections:

- 17.48.010 Purpose.**
- 17.48.020 Allowed uses.**
- 17.48.030 Accessory uses.**
- 17.48.040 Prohibited uses.**
- 17.48.050 Uses allowed with a special use permit following a public hearing.**
- 17.48.060 Area and yard requirements.**
- 17.48.070 Height restrictions.**
- 17.48.080 Development standards.**
- 17.48.090 Other requirements.**

#### **17.48.010 Purpose.**

To accommodate single-family dwellings together with schools, parks, open space and public services required to provide a satisfactory family environment. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.48.020 Allowed uses.**

- A. Single-family dwellings;
- B. Manufactured homes in compliance with Chapter 17.34;
- C. Parks;
- D. Group homes for up to eight aged persons not located within seven hundred fifty feet of another such group home. ;
- E. State licensed group home for up to eight developmentally disabled persons not located within seven hundred fifty feet of another such group home;
- F. State licensed group home for up to eight mentally ill persons not located within seven hundred fifty feet of another such group home or group home for aged or developmentally disabled persons. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.48.030 Accessory uses.**

Other accessory uses and buildings customarily appurtenant or appropriate to a permitted use. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.48.040 Prohibited uses.**

- A. Multiple-family dwellings;
- B. All commercial uses not listed above in Section 17.48.020 - Allowed uses or Section 17.48.040 - Uses allowed with special use permit;
- C. Mobile homes;
- D. Industrial uses. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.48.050 Uses allowed with a special use permit.**

- A. Home occupations;
- B. Public and semi-public buildings, such as, but not limited to, the following: churches and schools;
- C. Temporary sales offices for homes or lot sales;
- D. Child care facilities for four to six children. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.48.060 Area and yard requirements.**

Except as otherwise provided in this chapter, the following minimum standards apply:

Zone class	Area (sq. ft.)	Lot width	Lot depth	Minimum yards		
				front	side	rear
R-1-6	6000	60	70	20	5	5
R-1-7.5	7500	60	90	20	5	10
R-1-9	9000	70	100	20	5	10
R-1-12	12000	80	110	20	5	10

**17.48.070 Height restrictions.**

No principal building or structure shall exceed three stories or thirty-five feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.48.080 Development standards.**

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

**17.48.090 Other requirements.**

- A. All off-street parking requirements and regulations shall be as provided in Chapter 17.25.
- B. Accessory buildings shall have a minimum setback of five feet from the rear and side property lines. (Ord. 617 § 1.1 Exh. A (part), 1996)