

### **Section 3.020 R-1 RESIDENTIAL LOW DENSITY**

**Section 3.021 Purpose.** To provide for low density single family development with a maximum density of five dwelling units per net acre. These areas are characterized by suburban residential qualities and provide for other uses which are consistent with residential neighborhoods such as churches, schools, community uses, etc. No commercial or residential uses operated for commercial purposes should be in this zone.

**Section 3.022 Outright Uses Permitted.** In the R-1 Zone, the following uses and their accessory uses are permitted outright:

1. Single family dwelling.
2. Flower and vegetable gardens, agricultural crops, orchards and vineyards, horticultural collections, nursery stock; but excluding signs or structures for the purpose of sale of any product, commercial greenhouses, commercial farm buildings or the keeping of non-domestic animals and poultry.
3. Residential Homes.
4. Family Day-Care Provider.
5. Dish antennas subject to provisions in Section 4.028.
6. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.
7. Accessory Dwelling Unit (see general and specific provisions in Article 4).

**Section 3.023 Conditional Uses Permitted.** In the R-1 Zone the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6:

1. Church and other religious structures.
2. Primary, elementary, junior or senior high school; or a higher education institution.
3. Community meeting buildings.
4. Cemetery.
5. Golf course, except commercial driving ranges or miniature golf course.
6. Public park, playground, or other similar publicly owned recreational use.
7. Private swimming pool when operated by a neighborhood group or similar organization.
8. Temporary real estate office in a subdivision.

9. Utility substation.
10. Medical clinics and hospitals.
11. Private sports complex.
12. Manufactured home on an individual lot when placed upon a permanent foundation and subject to Section 4.135. This section does not apply to land designated as a historic district or land adjacent to a historic landmark.
13. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
14. Public facilities such as Fire Stations, Police Stations, or Ambulance Substations. (ORD. No. 99-11)

**Section 3.024 Prohibited Uses.** All uses not permitted outright or as conditional uses under Sections 3.022 and 3.023.

**Section 3.025 Standards.** In the R-1 Zone the following standards shall apply:

1. Lot Size: Lot area shall be a minimum of 10,000 square feet. Average lot width shall be at least 70 feet at the building line.
2. Density: The overall density on any parcel shall not exceed five dwelling units per net acre.
3. Front Yard: A front yard shall be 20 feet.
4. Side Yard: A side yard shall be at least five feet except on corner lots, a side yard abutting the side street shall be at least 10 feet.
5. Rear Yard: A rear yard shall be at least 15 feet, except accessory buildings may extend to within five feet of a rear property line.
6. Height Restriction: Maximum height of a structure shall not exceed 35 feet.
7. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 35 percent of the total area of the lot.
8. Off-Street Parking: As specified in Section 4.100.
9. All uses shall comply with other applicable supplementary provisions in Article 4.