

**Section 5.08 R-1 Low Density Residential District**

**5.08.01 Intent:** This district is intended to provide for large lot residential and compatible uses while maintaining reserve land for planned expansion of more intense urban development; to facilitate planned extension of municipal services; and to permit residential use of land where, because of forests, unstable land, or other natural land features, intensive development is not in the best public interest.

**5.08.02 Compatible Use Categories:**

The following are Use Categories identified in Section 5.06 of this Ordinance. Specific uses within the Use Categories may be allowed as a Permitted Use, Conditional Use, and Temporary Use or not permitted. Refer to Section 5.06 to determine the level allowed.

1. Agriculture and Horticulture Uses
2. Cultural Services
3. Residential Living
4. Residential/Commercial Institutions
5. Community Services/Civic Uses
6. Treatment, Rehabilitation and Incarceration Facilities
7. Day-care, Public and Private Schools
8. Public Parks and Open Space
9. Public and Private Utilities

**5.08.03 Permitted Uses:**

Permitted Uses are allowed outright provided the uses and/or structure meet the minimum bulk requirements of the District.

**5.08.04 Conditional Uses:**

The following uses are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the R-1 District as recommended by the Planning Commission and City Council and approved by the City Council.

**5.08.05 Temporary Uses:**

Temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.23.

**5.08.06 Accessory Uses and Structures:**

Refer to the definitions of Accessory Uses and Structures, as well as Table 5.06 and Sections within Article 4 for more detail.

**5.08.07 Height and Lot Requirements:** The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF)	Lot Width (feet)	A Front Yard (feet)	B Rear Yard (feet)	C Side Yard (feet)	Street Side Yard (feet)	Max. Height (feet)	Max. Building Coverage (%)
Single-family Dwelling	20,000	80	35	30**	15*	12.5	35	20
Other Permitted Uses	20,000	80	35	30**	15*	12.5	35	20
Conditional Uses	20,000	80	35	30**	15*	12.5	35	20
Accessory Buildings	-	-	50	8	8	12.5	18	2.5

\* Common wall shall have a zero lot line setback and shall be located on the property line separating both dwellings.

\*\* See Section 4.21

