

## **Residential 1 Zoning District**

### **17.04.010 – Zoning District Standards Established**

A. Residential Districts. In order to secure for the persons residing in the district a comfortable, healthy, safe, and pleasant environment in which to live sheltered from incompatible and disruptive activities and to encourage a diversity of housing options, the following residential districts are established:

1. R-1A: Residential Agricultural.
2. R-1: Single Family Detached Residential.

### **17.04.020 – Use and Dimensional Requirements**

A. R-1A: Residential Agricultural

1. Permitted Uses. The following categories of uses are permitted uses in the R-1A Zone Districts:
  - a. Single family dwellings.
  - b. REPEALED (Ord. 533 §2, 2008)
  - c. Keeping of farm animals for the sole use and benefit of the occupant in well maintained pastures or pens, not overgrazed or soil pulverized to the point that blowing dust is a nuisance and manure is collected and properly treated or disposed of so as to not create offensive smells to neighboring properties. Permitted animals are limited to: two (2) of the following large animals: horses, mules, burros, llamas, sheep, cows, goats, as well as twenty (20) hens for the first two and one-half (2.5) acres. Animal numbers can increase one animal for each additional five (5) acres of land owned. This limitation does not apply to household pets.
  - d. Accessory structures to any permitted use or any approved Use by Special Review.
  - e. Farming and ranching.
  - f. Fences up to six (6) feet in height. (Ord. 533 §3, 2008)
  - g. Home occupations in conformance with home occupation standards set forth in 17.04.020.F. (Ord. 588 §5, 2010)
  - h. Family Childcare Home. (Ord. 590 §5, 2010)
2. Uses by Special Review. The following categories are allowed in R-1A zone districts only by special review:

- a. Guest houses eight hundred (800) square feet or larger.
  - b. Parks and playgrounds.
  - c. Churches.
  - d. Libraries and museums.
  - e. Schools.
  - f. Bed and breakfasts.
  - g. Garages larger than one thousand two hundred (1,200) square feet in area. (Ord. 533 §5, 2008)
  - h. Fences in excess of six (6) feet in height. (Ord. 533 §6, 2008)
  - i. Storage structures larger than three hundred (300) square feet in area. (Ord. 533 §7, 2008)
3. Dimensional requirements. The following dimensional requirements apply to all structures constructed or located in the R-1A zone district:
  - a. Minimum lot area: two and one-half (2.5) acres
  - b. Minimum front setback: fifty (50) feet
  - c. Minimum side setback: fifty (50) feet
  - d. Minimum rear setback: fifty (50) feet

#### B. R-1: Single Family Detached Residential

1. Permitted Uses. The following categories are permitted uses in R-1 zone districts.
  - a. Single family dwellings.
  - b. Accessory structures to any permitted use or any approved use by special review.
  - c. Fences up to six (6) feet in height. (Ord. 533 §8, 2008)
  - d. Home occupations in conformance with home occupation standards set forth in 17.04.020.F. (Ord. 588 §6, 2010)
  - e. Family Childcare Home. (Ord. 590 §6, 2011)
2. Uses by Special Review. The following categories are allowed in R-1 zone districts only by special review:
  - a. Guest houses eight hundred (800) sq. ft. or larger.
  - b. Parks and playgrounds.
  - c. Churches.
  - d. Schools.
  - e. Bed and breakfasts.
  - f. Garages larger than one thousand two hundred (1,200) square feet in area. (Ord. 533 §9, 2008)
  - g. Fences in excess of six (6) feet in height. (Ord. 533 §10, 2008)

- h. Storage structures larger than three hundred (300) square feet in area. (Ord. 533 §11, 2008)
- 3. Dimensional requirements. The following dimensional requirements apply to all structures constructed or located in the R-1 zone district.
  - a. Minimum lot area: seven thousand five hundred (7,500) square feet in subdivisions approved after the effective date of this Zoning Code; six thousand (6,000) square feet for all other lots.
  - b. Minimum front setback: fifteen (15) feet
  - c. Minimum side setback: seven and one-half (7.5) feet residence; five (5) feet accessory structure.
  - d. Minimum rear setback: ten (10) feet for principal structure; (5) feet for accessory structure.

(Ord. 620 §3, 2012)

#### **17.04.025 – Uses Prohibited in All Zone Districts**

Junkyards are prohibited in all zone districts.

#### **17.04.030 – Home Occupation Standards**

The following requirements and standards shall apply to home occupations:

- 1. The occupation shall be conducted so that there is neither outward appearance, nor manifestation of any characteristic of a business in the ordinary meaning of the term.
- 2. The occupation shall not utilize more than twenty (20) percent of the dwelling unit floor space and all activities, including storage of supplies or materials associated with the home occupation shall be conducted indoors.
- 3. No unreasonable noise, dirt, odor, vibration, or glare shall be observable off the premises.
- 4. Deliveries must not exceed volumes that would normally be expected in a residential neighborhood and shall not be delivered before 8:00 a.m. or after 6:00 p.m.
- 5. A home occupation whose primary activity is retail or wholesale sales shall be prohibited, except for catalog sales and Internet sales.
- 6. A home occupation shall not be open to visits from customers or clients before 8:00 a.m. or later than 6:00 p.m.
- 7. No window or outdoor advertising shall be permitted, except as provided in the Signs and Outdoor Advertising section of this Zoning Code.
- 8. All home occupations require a business license.

(Ord. 620 §2, 2012; Ord. 588 §13, 2010)