

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

## R-1, Low Density Single Family Residential



The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

**Maximum Height Allowed:** 36 feet

**Minimum Street Frontage:** Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

**Minimum Width of Corner Lots:** 75 ft. at building line.

**Lot and Area Standards:**

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-1	All	6,000	-	60'	40%	45%

**Minimum Setback Standards:**

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	All	20'	7'	20'	25'

*Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.*

**Garage Setback Standards:** *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces  
Garage, Side- or Rear-loading: 20 ft. from the facing property line  
Garage, Alley Facing: 20 ft. from property line at alley

**Accessory Structures & Uses:** (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

*On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.*

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**Residential Tree Planting:**

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

**Land Uses:**

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<b>Agriculture and Animals</b> Animal - domestic or household Community garden  <b>Residential</b> Dwelling - modular Dwelling - single family  <b>Recreation, Education &amp; Assembly</b> Library Park - community Park - mini Park – neighborhood  <b>Services</b> Child care – registered family home (5 children)  <b>Retail</b> Mobile food vendor	<b>Agriculture and Animals</b> Botanical garden Urban farm  <b>Residential</b> Home occupation - type b  <b>Recreation, Education &amp; Public</b> Aquarium Community center Country club Educational facility Golf course Religious facilities  <b>Services</b> Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast  <b>Transportation / Utilities</b> Utility facility Wireless communication facility (cell towers)  <b>Other</b> Temporary Uses	<b>Agriculture and Animals</b> Apiculture Hobby chicken  <b>Residential</b> Dwelling - accessory Home occupation - type a  <b>Transportation / Utilities</b> Solar energy system Wind energy system, small  <b>Other</b> Building, accessory - nonresidential Donation boxes