Chapter 17.28 R-1 RESIDENTIAL ESTATE

17.28.010 Purpose.

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17.28.030 Conditional uses.

17.28.040 Minimum standards.

17.28.010 Purpose.

The purpose of the R-1 district is to establish and maintain a conventional, site-built single-family residential neighborhood characterized by large homes on large lots with ample space for openness, landscaping and play. The district shall be free from other uses except those which are compatible with this purpose.

17.28.020 Permitted uses.

Except as otherwise provided, in an R-1 district, no building, structure, or other land use shall be erected, structurally altered, or used except for the following:

A. Single-family dwellings;
B. Day care, adult;
C. Family child care home;
D. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
E. Schools, public, parochial, and private elementary, junior and senior high.

17.28.030 Conditional uses.

The following are conditional uses within an R-1 district:

A. Bed and breakfast;
B. Churches;
C. Family child care center - zoning review, under the provisions of Section 17.12.240(M) of this title;
D. Family child care home - zoning review, under the provisions of Section 17.12.240(M) of this title;
E. Child Care Center;
F. Group homes;
G. Lighted recreational facilities;
H. Public utility and public service installations and facilities, excluding business offices and repair and storage facilities;
I. Other uses compatible with the intent of this district as determined by the commission, with the exception of gaming/gambling uses as defined in this title.

17.28.040 Minimum standards.

A. Lot Area.
1. Single-family dwellings, minimum nine thousand square feet;

B. Lot Width.
Single-family dwellings, seventy-five feet;

C. Lots on Cul-de-sacs.
Six lots shall be the maximum number of lots permitted in a cul-de- sac with a radius of fifty feet;

D. Yard Requirements.

1. Front yard setback, fifteen feet with alley, or eighteen feet without alley;

2. Rear yard setback, ten feet;

3. Side yard setback, five feet;

4. The front yards of a corner and through lot shall not be less than fifteen feet.