

## Chapter 17.24

### R-1 RESIDENTIAL ZONING

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- 17.24.010 Minimum lot size.
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- 17.24.030 Use requirements.
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#### 17.24.010 Minimum lot size.

The R-1 residential zone minimum lot size area is seventy five hundred square feet. (Prior code §17.24.010)

#### 17.24.020 Objectives and characteristics of zone.

A. The R-1 residential zone covers the portion of the city which is primarily suited for one-family dwellings plus certain complimentary uses such as parks, churches, and schools. The primary objective in establishing this zone is to create and maintain a living environment within the city which is characterized by spacious landscaped lots, uncrowded buildings, and quiet residential conditions. Accordingly, apartment houses, boarding houses, and other multiple dwellings, as well as commercial and industrial uses, are not permitted in this zone.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the R-1 residential zone. (Prior code §17.24.020)

#### 17.24.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the R-1 residential zone upon compliance with requirements as set forth in this title:

- A. One-family dwellings and accessory buildings, including a private garage for the storage of vehicles owned by persons residing on the premises, greenhouses for private use only, private swimming pools, pergolas, and arbors;
- B. Home occupations when approved by the board of adjustment;
- C. Public parks, public recreation grounds, but not including privately owned amusement parks or recreation grounds;
- D. Agriculture;
- E. A signboard not exceeding eight square feet in area, appertaining to the lease or sale of the property, also nameplates in connection with dwellings or offices of professional persons not exceeding two hundred twenty six square inches in area, provided such signs are constructed and maintained in harmony with the residential character of the zone;
- F. Fences, walls, and hedges which do not exceed six feet in height;
- G. Schools and churches and public cemeteries;
- H. Customary household pets. (Prior code §17.24.030)

#### 17.24.040 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-1 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.24.040).