

Zone District: R-1 (Single Family Residential)

Purpose. The standards of this district (R-1) are designed to retain and provide areas of low-medium density development characteristically and exclusively for single-family dwelling units.

Setbacks:	Front	25'	Side	5'	Rear	15'
Coverage:	50%					
Max. Height	35'					
Minimum Lot Width:	70'					
Minimum Lot Size:	7,000 Square Feet					

Single Family Homes: § 17-4-11 Single family home placement standards

Landscape: Not required

Off Street Parking § 17-4-42 Off-street parking residential.

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

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|---|---|
| 1. Accessory community garden | 5. Residence, accessory dwelling unit (ADU) |
| 2. Accessory dwelling unit, established | 6. Residence, one-family |
| 3. Home, disabled | 7. Residence, townhouse |
| 4. Manufactured home, one-family | |

Uses by review.

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|--------------------------------------|-----------------------------------|
| 1. Accessory pigeon and dove keeping | 8. Home, Foster |
| 2. Bed and breakfast home | 9. Parks, trails and open space |
| 3. Child care center | 10. Public utilities |
| 4. Commercial, established | 11. Recreation facilities, indoor |
| 5. Community center | 12. Religious institution |
| 6. Funeral home | 13. Wedding facility |
| 7. Home, elderly foster | |

Conditional uses:

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| 1. Accessory medical marijuana home cultivation | 6. Home based business |
| 2. Accessory solar array | 7. Legal non-conforming uses |
| 3. Child care home | 8. Temporary construction yard |
| 4. Community garden | 9. Temporary model home (sales office) |
| 5. Development in floodplain | |