

**Table 3. Low Density Residential, 10,000 Minimum (R1/B1)**

**3.1 Purpose.**

The Low Density Residential, 10,000 Minimum (R1/B1) zoning district is the zone in which a property owner can build and expect to find detached single family homes. The density is very low, and reflects existing lot sizes in some areas of the City. The City has the discretion to determine whether a proposal is compatible with existing development patterns in the project area.

**3.2 General Plan Consistency.**

The R1/B1 zone is consistent with the General Residential and Community Residential land use classifications of the General Plan.

**3.3 Density and intensity.**

- A** Maximum residential density: Four (4) dwelling units per gross acre.
- B** Minimum parcel size:
  - (1) Internal parcel: 10,000 square feet.
  - (2) External (corner): 10,000 square feet.
  - (3) One (1) residential unit per 10,000 square feet for cluster or similar development pattern.

**3.4 Site development standards.**

In the (R1/B1) zone, the following site development standards shall apply:

- A** Building setbacks:
  - (1) Front: Twenty-five (25) feet.
  - (2) Rear: Ten (10) feet.
  - (3) Side: Ten (10) feet.
  - (4) Between buildings: As required by the Uniform Building Code and Uniform Fire Code.
- B** Lot design:
  - (1) Maximum building height: Thirty-five (35) feet.
  - (2) Lot width: Eighty (80) feet at front yard setback.
  - (3) Lot depth: The lot depth shall not exceed three times the width.
  - (4) Lot coverage: The lot coverage shall not exceed forty-five (45) percent.

**3.5 Permitted uses.**

The following uses are permitted in the R1/B1 district upon issuance of a building permit, business license, or other required permit:

- A** Single-family dwelling.
- B** Model home for up to one (1) year after the sale of the last home site.

**3.6 Conditional uses.**

The following uses are permitted in the R1/B1 district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A** Places of assembly or learning:
  - (1) Church or other place of worship or spiritual assembly.
  - (2) Community centers, or meeting places.
  - (3) Schools, public or private.
- B** Public and quasi-public facilities:
  - (1) Electrical substations.
  - (2) Parks, picnic areas, playgrounds, other than those approved with a project's overall permitting.
- C** Senior and Assisted Housing

**3.7 Accessory uses.**

The following uses are permitted in the R1/B1 district as a use accessory to the primary permitted or conditional use when constructed subsequent to the primary residential use:

- A** Residential garage or carport.
- B** Swimming pool.
- C** Fences, walls.
- D** Home occupation.
- E** Usual and customary accessory structures and uses associated with a residence.