

Table 4. Low Density Residential (R-1)

4.1 Purpose.

The Low Density Residential (R-1) zoning district is the zone in which a property owner can build and expect to find detached single family homes. The assigned density is more in keeping with typical suburban-style parcels of homes and garages. The City has the discretion to determine whether a proposal is compatible with existing development patterns in the project area.

4.2 General Plan consistency.

The R-1 zone is consistent with the Low Density Residential land use classifications of the General Plan.

4.3 Density and intensity.

- A** Maximum residential density: Six (6) dwelling units per gross acre.
- B** Minimum parcel size:
 - (1) Internal parcel: 6,000 square feet.
 - (2) External (corner): 7,000 square feet.
 - (3) One (1) residential unit per 6,000 square feet for cluster or similar development pattern.

4.4 Site development standards.

In the R-1 zone, the following site development standards shall apply:

- A Building setbacks:**
 - (1) Front: Twenty (20) feet.
 - (2) Rear: Ten (10) feet.
 - (3) Side: The combined side yards shall not be less than ten (10) feet with a minimum side yard on one side of four (4) feet.
 - a. Corner lots: Ten (10) feet on the exterior lot line.
 - (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: Sixty (60) 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 (40) percent.

4.5 Permitted uses.

The following uses are permitted in the R-1 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.

4.6 Conditional uses.

The following uses are permitted in the R-1 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

4.7 Accessory uses.

The following uses are permitted in the R-1 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.