

Table 5. Low Density Residential Urban (R-1-U)

5.1 Purpose.

The Low Density Residential Urban (R-1-U) zoning district is the zone in which a property owner can build and expect to find detached single family homes on smaller lots. Site development standards provide opportunities for maintaining density in balance with open space and recreation amenities. The City has the discretion to determine whether a proposal is compatible with existing development patterns in the project area.

5.2 General Plan consistency.

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

5.2.5 Approval of R-1-U Zone Application

- A.** R-1-U Zone is a floating zone. The approving body may approve an application for rezoning to R-1-U if the following criteria are met:
 - 1. The site is designated for Low Density Residential and Zoned R-1.
 - 2. The proposed lot is surrounded by lot of similar size or smaller or set in a residential street or block with similar sized or smaller lots.
 - 3. The project must gain access from a public street, alley, or approved private roadway. If there is access to a developed alley, use of the alley for access is encouraged to achieve compatibility.
 - 4. Public services such as water, wastewater, and drainage facilities are available.
 - 5. The site to be rezoned R-1-U will be developed in a manner which provides for compatible development in terms of building orientations, and street designs, in relation to the existing neighborhood;

- B.** Accompanying the request for rezoning, the applicant shall submit a plot plan demonstrating that the project is compatible with surrounding uses in terms of intensity and site design.

5.3 Density and intensity.

- A** Maximum residential density: Nine (9) dwelling units per gross acre.
- B** Minimum parcel size:
 - (1) Internal parcel: 4,500 square feet.
 - (2) External (corner): 5,000 square feet.
 - (3) One (1) residential unit per 4,500 square feet for cluster or similar development pattern.

5.4 Site development standards.

- A Building setbacks:**
 - (1) Front: Ten (10) feet.
 - a. Garage with garage door facing street: Twenty (20) feet.
 - b. Garage with garage door facing interior side lot line: Ten (10) 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 street side.
 - (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: Fifty (50) feet at front yard setback.
 - (3) Lot depth: The lot depth shall not exceed three times the width.
 - (4) Maximum lot coverage: Fifty (50) percent.

5.5 Permitted uses.

The following uses are permitted in the R-1-U 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.

5.6 Conditional uses.

The following uses are permitted in the R-1-U 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

5.7 Accessory uses.

The following uses are permitted in the R-1-U 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.