

SECTION 3.10 R-1 SUBURBAN RESIDENTIAL

3.10.010 Definition.

A district to provide estate-type development. These areas would normally be located in rural areas away from concentrated urban development, typically not served by water or sewer services, or in areas where it is desirable to permit only low-density development (e.g., extreme topography, areas adjacent to floodplains, airport runway alignment extensions).

3.10.020 Permitted Uses (R-1).

1. Agricultural/horticultural/silvicultural use.
2. Class A manufactured home.
3. Day care home.
4. Dwelling, single-family.
5. Dwelling unit, accessory (ADU).
6. Guest house.
7. Home occupation (See Chapter V- Performance Standards and Chapter VII – Definitions).
8. Homeowners park and beaches.
9. Livestock (See Chapter V – Performance Standards).
10. Nursery, landscaping material.
11. Park and publicly owned recreational facility.
12. Produce stand.
13. Public transportation shelter station.
14. Public utility service installation. (A minimum of five feet of landscaped area shall surround such building or structure.)
15. Stable, private.

3.10.030 Conditional Uses (R-1).

1. Airfield.
2. Aircraft hangars when in association with properties within or adjoining and airport/landing field.*
3. Bed and breakfast establishment.*
4. Camp/Retreat center (See Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
5. Caretaker’s facility.*
6. Cellular communications tower (monopole only).
7. Cemetery, mausoleum, columbarium, crematorium.
8. Church and other place of worship.
9. Community center building operated by a non-profit agency.
10. Community residential facility.**
11. Dwellings, cluster development (See Chapter IV – Conditional Use Standards).
12. Dwelling, family hardship.*
13. Electrical distribution station.
14. Golf course.
15. Golf driving range.
16. Manufactured home park (Subject to Subdivision Regulations).
17. Radio and television broadcast station.
18. School, primary and secondary.

19. Short term rental housing. (See Chapter V – Performance Standards) *
20. Stable, public.
21. Temporary building, or use.*
22. Water and sewage treatment plant.
23. Water storage facility.

*Administrative Conditional Use Permit (See Section 2.06.045)

**Administrative Conditional Use Permit, eight or fewer.

3.10.040

Bulk and Dimensional Requirements (R-1).

1. Minimum Lot Area: 1 acre.
2. Minimum Lot Width: 150 feet.
Cul-de-Sacs: 60 feet.
3. Setbacks:
 - A. Minimum Yard Requirements for Principal Structure:

Front:	20 feet.
Side:*	20 feet each.
Side Corner:	20 feet.
Rear:	20 feet.

* For non-conforming properties with lot widths of less than 150 feet, the side yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side yard setback shall be 5 feet each.
 - B. Detached Accessory Structures:

Front:	20 feet.
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	5 feet.
 - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts:

County Road:*	20 feet.
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* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
4. Maximum Height:

Principal Structure:	35 feet.
Accessory Structure:	35 feet when the accessory building meets the principal building setback requirements; 18 feet when the principal building setback requirements are not met.

5. Permitted Lot Coverage: 40%.
6. Maximum Fence Height (Except as Otherwise Noted):
 - Front: 4 feet.
 - Side: 6 feet.
 - Rear: 6 feet.
7. Off-Street Parking: See Chapter VI – Parking and Loading.