

Chapter 17.16 LOW DENSITY RESIDENTIAL (R-1) DISTRICT

Sections:

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This district is established to accommodate relatively low density single-family and two-family residential development.

Minimum district size:	3 acres
Minimum lot area:	5,000 square feet/single-family residences
	2,500 square feet/two-family residences
Minimum lot width:	50 feet
Front setback:	20 feet
Side setback:	7.5 feet/single-family residences (none required for two-family residences with adequate fireproofing on the common wall)
Rear setback:	15 feet
Maximum building height:	35 feet
Minimum dwelling size:	600 square feet (two-family and accessory dwelling units excluded)
Maximum lot coverage:	67 percent
Maximum gross density:	9 dwelling units per acre

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 99-8 § 1 (part): prior code § 17.09.010)

(Ord. No. 2009-3, § 2, 9-1-09)