

## Chapter 18.16

### SINGLE FAMILY RESIDENCE (R-1) DISTRICT

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18.16.010 Chapter application. The following specific regulations and the general rules set forth in Chapter 18.40 of this title shall apply in all R-1 districts. (Prior code §10 104 (part)).

18.16.020 Classification. This district classification is intended to be applied to that extensive portion of the town area devoted to single family residence use, and in which established character of development, land ownership patterns, topography, natural vegetation, access and/or availability and feasibility of utility and public services and facilities indicate the suitability of and need for preservation of the desirable single family residence character. (Prior code §10 104 (part)).

18.16.030 Permitted use. (a) Uses permitted without use permits are: single family residences and accessory uses including residential second units considered ministerially without discretionary review, private garages, greenhouses, terraces, arbors, barbecue pits and shelters, tool sheds, swimming pools, private stables (on sites of at least one acre), tennis courts (daytime use), screening walls, fences, driveways, walkways and home occupations, subject to the requirements of Section 18.12.180.

(b) Uses permitted but requiring use permits are: public and private schools and accessory residences for school faculty and staff, parks, churches and religious institutions, nonprofit social and recreational clubs, residential care facilities, guesthouses and caretaker units, home businesses, public buildings, private stables (on sites of less than one acre), and nighttime use and lighting of tennis courts; provided, that no use permit nor variance shall be issued for any public or private school whose total full-time and part-time public enrollment, together with the total enrollment of any affiliate school or coordinate program regularly using the same premises, exceeds three hundred twenty students. (Ord. 613 (part), 2009; Ord. 578 §2, 2003; Ord. 561 (part), 2001; Ord. 524 (part), 1993; Ord. 448 §2, 1984; Ord. 394 §2, 1978, underlined portion added by initiative ordinance adopted by voters 3/7/78, effective 3/24/78; Ord. 377 §3, 1977; Ord. 368 §2, 1976; Ord. 271 §1, 1968; prior code §10 104 (part)).

18.16.040 Minimum lot requirements. Minimum lot requirements are as follows:

- (1) Minimum lot area: Five thousand square feet;
- (2) Minimum lot width: Fifty feet;

(3) Minimum lot depth: One hundred feet. (Prior code §10 104 (part)).

18.16.050 Minimum yard requirements. Minimum front yards and rear yards in residential districts shall be as follows:

R-1	front:	25 feet;	rear yards:	40 feet;
R-1:B-6 districts,	front:	25 feet;	rear yards:	40 feet;
R-1:B-7.5 districts,	front:	25 feet;	rear yards:	40 feet;
R-1:B-10 districts,	front:	25 feet;	rear yards:	40 feet;
R-1:B-15 districts,	front:	25 feet;	rear yards:	40 feet;
R-1:B-20 districts,	front:	25 feet;	rear yards:	40 feet;
R-1:B-A districts,	front:	25 feet;	rear yards:	40 feet;
R-1:B-5 A districts,	front:	25 feet;	rear yards:	70 feet;
R-1:B-10 A districts,	front:	35 feet;	rear yards:	70 feet.

Minimum side yards in R-1 districts shall be fifteen feet.

Private garages, used only for garage purposes, may be located in the rear of a lot if set back from the rear line of any dwelling and at least ten feet from the side and rear property lines. (Ord. 604 (part), 2008: Ord. 530 (part), 1995: Ord. 473 (part), 1989: prior code §10 104 (part)).

18.16.060 Height. Maximum height requirements are two stories and an attic, but not to exceed thirty feet at any point when measured from either existing or finished grade. (Ord. 589 §2, 2005: Ord. 430 §5, 1981: prior code §10 104 (part)).

18.16.070 Building coverage. Maximum building coverage requirements are twenty percent of lot area. (Prior code §10 104 (part)).

18.16.080 Parking. Minimum automobile parking space requirements are two spaces on the lot for the primary residential unit, one of which shall be enclosed in a permanent, roofed structure, one additional space on the lot for a residential second unit as provided for in Section 18.42.060(a) of this code and additional parking spaces as may be required by any use permit condition. (Ord. 578 §3, 2003: Ord. 355 §1(part), 1975; prior code §10 104 (part)).

18.16.090 Floor area. Maximum floor area ratio requirements are twenty percent of lot area. (Ord. 604 (part), 2008: Ord. 264 §2, 1967: prior code §10 104 (part)).

18.16.100 Sign and outdoor advertising regulations. (a) No sign, or signs, or outdoor advertising shall be permitted, except that an unlighted nonelectric sign shall be permitted on any lot as follows: a name or identification sign not exceeding one square foot in area shall be permitted on any building, lot or parcel of land within this district. Such sign shall be limited to the identification of either the house or its occupant. Notwithstanding the foregoing, an owner of real property or his agent may display or have displayed on the owner's real property or on real property owned by another with that person's consent, a sign, not exceeding one square foot in area, which is reasonably located, in plain view of the public, advertising the following:

- (1) That the property is for sale, lease or exchange by the owner or his or her agent;
- (2) Directions to the property;
- (3) The owner or agent's name; and

(4) The owner or agent's address and telephone number.

(b) Any sign in violation of this section may be summarily removed and retained by the director of public safety. Any such confiscated sign may be redeemed by the owner within five days upon the payment of a fee established by resolution to cover the costs and expenses of enforcement. (Ord. 499 §1, 1991; Ord. 361 §1, 1975; Ord. 258 §1, 1966: prior code §10 104 (part)).