

R-1	PERMITTED USES		
	principal uses	accessory uses	special use permit
Residential R-1 This district is intended as a residential area that permits single-family detached housing at a density of one dwelling unit per gross acre. This district is intended for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard and landslide hazard.	1. single family housing 2. home occupations as defined in Sec. 17.06.705 3. essential services (underground) 4. neighborhood recreation 5. public recreation facilities	1. carport, garage and storage structures (attached or detached) 2. private recreation facility (enclosed or unenclosed) 3. facilities for the housing and sheltering of animals. 4. accessory dwelling units	1. bed & breakfast facility per. 17.08.500 2. commercial film production 3. community education 4. essential service (above ground) 5. >6 ft. fence to enclose game area 6. noncommercial kennel 7. religious assembly
SITE PERFORMANCE STANDARDS			
Maximum Height	Minimum Lot	Minimum Yard	
principal structure	single family	single family	
32 feet (2 1/2 stories) An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330) detached carports & garages with low slope roof (<2 1/2 : 12) : 14 feet with high slope roof (> 2 1/2 : 12) : 18 feet other accessory structures: 25 feet	34,500 sq. ft. All buildable lots must have 75 feet of frontage on a public street, unless alternative is approved by the City through the normal subdivision procedure. (i.e. cul d'sac and flag lots) or, unless the lot is a valid nonconforming lot	front: 20 feet from property line side, interior 10 ft. side, street: 20 feet Garages that access streets must be 20 ft. from property line. rear: 25 feet -- 12 1/2 ft. if adjacent to public open space. Extensions into these yards are permitted in accordance with Sec. 17.06.495	
Landscaping	Fences	Other	
All front yards shall be landscaped. Street tree plantings are encouraged. (see street tree list -- available from the Urban Forestry Coordinator.)	front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines. Higher fence height for game areas may be granted by Special Use Permit.	As a general rule, 5 foot sidewalks with a 5 foot "tree lawn" is required with new construction. parking: 2 paved off-street spaces for each unit.	