

## CHAPTER 8

## RESIDENTIAL ZONES

**ARTICLE D. RESIDENTIAL ZONE R-1-8**

## SECTION:

- 10-8D-1: Purpose
- 10-8D-2: Permitted Uses
- 10-8D-3: Conditional Uses
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10-8D-1: **PURPOSE:** The R-1-8 residential zone is established to provide higher density residential neighborhoods for the promotion of affordable single-family detached dwellings on individual lots. (10-16-2001)

10-8D-2: **PERMITTED USES:**

Secondary dwelling.

Single-family dwelling, eight thousand (8,000) square foot lot minimum. (10-16-2001; amd. Ord. 2007-03, 3-6-2007)

10-8D-3: **CONDITIONAL USES:**

Home occupations.

Public and quasi-public uses.

Residential facilities for the disabled. (10-16-2001; amd. 11-8-2001; Ord. 2007-03, 3-6-2007)

**10-80-4 : AREA AND FRONTAGE REGULATIONS:**

- A. Lot Size: Minimum lot size for a single-family dwelling shall be eight thousand (8,000) square feet. (10-16-2001; amd. Ord. 2007-03, 3-6-2007)
- B. Lot Width: Minimum lot width, as measured at the front setback line, shall be seventy feet (70'). Corner lot width shall be a minimum of ninety feet (90'). (10-16-2001)

**10-80-5 : YARD REGULATIONS:**

- A. Front Yard: Minimum front yard setback for all buildings shall be twenty five feet (25').
- B. Side Yard: Minimum side yard for all main buildings shall be eight feet (8').
- C. Side Yard, Corner Lots: Minimum side yard for all buildings on corner lots shall be twenty feet (20') on the side adjacent to a street.
- D. Rear Yard: Minimum rear yard setback for all main buildings shall be twenty five feet (25').
- E. Accessory Buildings: The foundation of all accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building, including the eaves, may be located closer than five feet (5') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). No accessory building shall be placed on a public utility easement without first obtaining written permission by the city. (10-16-2001; amd. 2006 Code)

10-80 -6: **HEIGHT REGULATIONS:** No building shall be erected to a height greater than thirty five feet (35'). (10-16-2001)

10-80 -7: **PARKING, LOADING AND ACCESS:** See chapter 15 of this title. (10-16-2001)

10-80-8: **SIGNS:** See chapter 16 of this title. (10-16-2001)