

CHAPTER 13

RESIDENTIAL 1 Acre (R1A)

SECTION:

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10-13-1: **PURPOSE:** The purpose of the R1-A Zone (residential one acre) is to provide a development option to the city for new development occurring within the Urban Growth Boundary. This zone offers a lower intensity development scheme particularly compatible with existing urban fringe development. R1-A development will be contiguous to the city's boundary and will be required to annex. This zone is provided at the discretion of the city council.

10-13-2: **PERMITTED USES:** Permitted uses for the R1-A Zone are limited to the following:

- A. Schools.
- B. Single family residences.
- C. Churches.
- D. Home occupations.
- E. Day care homes.
- F. Parks.
- G. Community Meeting Halls

10-13-3: **SPECIAL USES:** Special Uses for the R1-A Zone are limited to the following:

- A. Temporary structures.

10-13-4: **ACCESSORY USES:** Accessory uses for the R1-A Zone are limited to the following:

- A. Greenhouse/private.
- B. Animals. A maximum of one large farm animal per 20,000 square feet of open space is permitted as an accessory use provided animal waste is managed to prevent odors and flies.
- C. Detached garages.
- D. Storage buildings.
- E. Swimming pools – private.
- F. Accessory dwellings:
 1. Guest house accessory units not greater than 800 net square feet. A total of two habitable structures are permitted in this zone with the smaller of the two structures having a floor area not greater than 800 nsf. Guest houses may be attached with detached garages or freestanding.
 2. Accessory Structures, not greater than 800 net square feet. Accessory structures may be attached to detached garages or free standing.
 3. This zone is limited to one primary and one free standing accessory dwelling/structure.
- G. Accessory animal shelters.

10-13-5: **BULK REQUIREMENTS:**

Maximum and minimum lot size: maximum lot size, one (1) acre, 43,560 square feet. Minimum lot size, greater than 21,780 or greater **than one half acre**.

- A. Lot width – variable; minimum ninety (90) feet to one hundred twenty (120) feet max.
- B. Minimum front yard setback – unfenced and continuous with adjacent lots; variable; thirty-five (35) feet,
- C. Minimum rear yard setback – variable; forty (40) feet.
- D. Minimum side yard setback – variable; twenty (20) feet.
- E. Maximum lot coverage – thirty (30) percent.
- F. Maximum height – thirty-five (35) feet and three stories maximum.
- G. Block size – maximum 3000 feet perimeter.
- H. Minimum street improvements; ribbon curb and, sidewalk or path (one side).

- I. Minimum landscape requirements: one plant unit. Maintenance of landscaped areas irrigation, maintenance of irrigation system and weed control.