

CHAPTER 9  
**RESIDENTIAL (R1)**

SELECTION:

- 10-9-1: Purpose
- 10-9-2: Permitted Uses
- 10-9-3: Bulk Requirements

10-9-1:       **PURPOSE:** The purpose of the R1 Zone is to provide areas for stable, low-density, single family residential development and a limited number of other uses compatible with a residential neighborhood. All development shall comply with the City of Victor Development Codes.

10-9-2:       **PERMITTED USES:** for the R1 Zone are limited to the following:

- A.     Schools.
- B.     Single family residences.
- C.     Churches.
- D.     Home occupations.
- E.     Day care homes.
- F.     Parks.
- G.     Manufactured homes as defined in Section 39-4105 (10) of the Idaho Code and as restricted by this Ordinance.
- H.     Conditional Uses for the R1 Zone are limited to the following:
  - I.     Public service, public use, and public utility facilities.
  - J.     Day care facilities.
  - K.     Golf courses.
  - L.     Bed and breakfast.

- M. Temporary structures.
- N. Accessory uses for the R1 Zone are limited to the following:
  - 1. Greenhouse/private.
  - 2. Accessory Structures, non-dwelling, not greater than 800 net square feet, separate from the principle dwelling unit or attached to a detached garage. This zone is limited to one primary and one free standing accessory dwelling/structure.
- O. Horses. A maximum of two horses per acre are permitted as an accessory use on lots of a one (1) acre minimum size. One (1) large animal per .5 acres of open space provided animal waste is managed to prevent odors and flies.
- P. Detached garages.
- Q. Storage buildings.
- R. Swimming pools – private
- S. Accessory dwellings on lots of 1.0 acre or larger

10-9-3: **CONDITIONAL USES:** Guest house accessory dwellings 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 net floor area not greater than 800 nsf. Guest houses may be attached to the principle structure or a freestanding garage and are permitted under a conditional permit with a full public hearing process. Guest houses may not be rented and may be occupied on a non-permanent seasonal basis.

10-9-4: **BULK REQUIREMENTS:**

- A. Minimum lot size- sixteen thousand (16,000) square feet.
- B. Minimum lot width- seventy five (75) feet.
- C. Maximum building height- thirty five (35) feet.
- D. Minimum front and back yard setback- twenty five (25) feet.
- E. Minimum side yard setback- ten (10) feet.
- F. Maximum lot coverage- fifty (50) %
- G. Minimum street improvements; roll back or ribbon curb and, sidewalk or path (both sides).

- H. Minimum landscape requirements; one plant unit. Maintenance of landscaped areas includes irrigation, maintenance of irrigation system and weed control.