

RESIDENTIAL (R1)

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.

2. Permitted Uses.

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.

3. Conditional Uses.

Conditional uses for the R1 Zone are limited to the following:

- a. Public service, public use, and public utility facilities.
- b. Day Care facilities.
- c. Golf Course
- d. Bed and Breakfast
- e. Temporary Structures

4. Accessory Uses.

Accessory uses for the R1 Zone are limited to the following:

- a. Greenhouse/private.
- b. 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.
- c. Detached garages.
- d. Storage buildings.
- e. Swimming pools- Private

f. Accessory dwellings on lots of 1.0 acre or larger

5. Bulk Requirements.

- a. Minimum Lot Size. R1 - sixteen thousand (16,000) square feet.
- b. Minimum Lot Width - seventy five (75) feet.
- c. Maximum Building Height - thirty (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 (one side)
- h. Minimum landscape requirements; one plant unit. Maintenance of landscaped areas includes irrigation, maintenance of irrigation system and weed control.

SEPARABILITY.

If any section, sub-section, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, or unenforceable for any reason, such holding shall not affect the validity of the remaining portions of this Ordinance.

REPEAL.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED THIS ____ DAY OF _____ 2006

Don Thompson- Mayor

ATTEST

Craig Sherman- City Administrator