

E. A home occupation shall provide additional off-street parking of one parking space for each two hundred square feet of gross floor area occupied by the home occupation. (Ord. 68 §6(a)(4), 1980)

17.21.050 Lot area. There is no minimum area requirement for zone lots in the A district, except that where permanent residential occupancy is conducted as an accessory use, there shall be at least three acres of land for each permanently occupied dwelling unit. (Ord. 68 §6(a)(5), 1980)

17.21.060 Lot width. There is no minimum width for zone lots in the A district. (Ord. 68 §6(a)(6), 1980)

17.21.070 Yards. Minimum yards for structures in the A district:

- A. Front yards, thirty feet;
- B. Side yards, fifteen feet;
- C. Rear yards, forty feet. (Ord. 68 §6(a)(7), 1980)

Chapter 17.24

R-S DISTRICT

Sections:

- 17.24.010 Purpose.
- 17.24.020 Permitted uses.
- 17.24.030 Accessory uses.
- 17.24.040 Home occupations.
- 17.24.050 Lot area.
- 17.24.060 Lot width.
- 17.24.070 Yards.
- 17.24.080 Yard encroachments.
- 17.24.090 Height.
- 17.24.100 Fences and walls.

17.24.010 Purpose. The R-S district is intended as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities. (Ord. 68 §6(b)(1), 1980)

17.24.020 Permitted uses. The following uses may be operated as permitted uses in the R-S district:

- A. Single-family dwelling;
- B. Church and parish house;
- C. Community center, may be public or private but not operated for gain;
- D. Fire station;

E. Public park, playground and other public recreational facilities;

F. Public and private school for elementary or secondary education;

C. Essential public utility and public service installation. Such uses shall not include business offices, repair, sales or storage facilities. (Ord. 68 §6(b)(2), 1980)

17.24.030 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the R-S district:

A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;

B. Is operated and maintained under the same ownership and on the same lot as the permitted use;

C. Does not include structures or structural features inconsistent with the permitted use;

D. Does not include residential occupancy;

E. Does not include the feeding or commercial breeding of animals, or the keeping of animals, except those small animals normally regarded as household pets, shall be permitted, and large domestic animals (e.g. horses, cows, etc.) shall be permitted to the extent of one large domestic animal per full acre up to a maximum of two large domestic animals per zone lot;

F. If operated wholly or partially within a structure containing a permitted use, the gross floor area utilized by the accessory use shall not exceed thirty percent of the gross floor area of the permitted use;

G. If in a separate, detached structure from a permitted use, the gross floor area devoted to the accessory use shall not exceed the gross floor area of the permitted use. Separate, detached structures containing an accessory use shall be, at a minimum, fifteen feet from structures containing a permitted use. (Ord. 68 §6(b)(3), 1980)

17.24.040 Home occupations. Home occupations shall be allowed in the R-S district provided all of the following conditions are met:

A. Such use shall be conducted entirely within a dwelling unit and carried on by the inhabitants living there and no others.

B. Such use shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and shall not change the residential character thereof.

C. The total area used for such purposes shall not exceed twenty percent of the gross floor area of the single-family dwelling.

D. There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.

E. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

F. A home occupation shall provide additional off-street parking of one parking space for each two hundred square feet of gross floor area occupied by the home occupation. (Ord. 68 §6(b)(4), 1980)

17.24.050 Lot area. The minimum area of a zone lot in the R-S district is fifteen thousand square feet. (Ord. 68 §6(b)(5), 1980)

17.24.060 Lot width. The minimum width of a zone lot in the R-S district is one hundred feet at the front setback line. (Ord. 68 §6(b)(6), 1980)

17.24.070 Yards. Minimum yards for structures in the R-S district are:

A. Front yards, thirty feet;

B. Side yards:

1. Structures containing permitted uses, fifteen feet,
2. Structures containing an accessory use only, six feet;

C. Rear yard, forty feet; provided, however, that a garage entered from an alley may be located not closer than ten feet from the alley line. (Ord. 68 §6(b)(7), 1980)

17.24.080 Yard encroachments. Permitted yard encroachments in the R-S district:

A. Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four inches into all yards.

B. Open or unwallled porches, terraces, balconies and exterior stairways may project three and one-half feet into all yards.

C. Cornices, overhangs, eaves and gutters may project two feet into all yards.

D. Carports shall be constructed leaving at least two sides open, and shall not project into required minimum yards as listed in Section 17.24.070. (Ord. 68 §6(b)(8), 1980)

17.24.090 Height. The maximum height of structures in the R-S district is thirty-five feet. (Ord. 68 §6(b)(9), 1980)

17.24.100 Fences and walls. Any fence, wall or retaining wall in the R-S district over three feet in height shall be erected only after application to and approval of a permit by the zoning administrator.

A. Fences, walls and retaining walls may be erected to a height of forty-eight inches only in a front yard and to a height of six and one-half feet on any part of the zone lot not in the front yard, except that on corner lots, no fence, wall, retaining wall or obstructing foliage shall be allowed within twenty feet of the two intersecting property lines or, on curved property lines, the projected point of intersection of the two property lines extended.

B. No barbed wire or electrically charged fences are allowed.

C. Open-mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds. (Ord. 68 §6(b)(10), 1980)

Chapter 17.27

R-1 DISTRICT*

Sections:

- 17.27.010 Purpose.
- 17.27.020 Permitted uses.
- 17.27.030 Accessory uses.
- 17.27.040 Home occupations.
- 17.27.050 Lot area.
- 17.27.060 Lot width.
- 17.27.070 Yards.
- 17.27.080 Yard encroachments.
- 17.27.090 Height limit.
- 17.27.100 Open space.
- 17.27.110 Fences and walls.

17.27.010 Purpose. The R-1 district is intended to be applied to lands which are suitable for low-density residential development within the existing community. The district also allows uses which are compatible with and provide support to a low-density residential environment. (Ord. 68 §6(c)(1), 1980)

17.27.020 Permitted uses. The following uses may be operated as permitted uses in the R-1 district:

- A. Single-family dwelling, which may include the rooming and/or boarding of up to two persons provided no separate kitchen is involved;
- B. Church;

* Editor's Note: Ord. 59, which amended Ord. 23 §5 provisions on side yards in "A" residential zones, is not included in history notes of this title.