

Chapter 18.190
R-1A SMALL-LOT SINGLE-FAMILY RESIDENTIAL DISTRICT and
RP-1A PLANNED SMALL-LOT SINGLE-FAMILY RESIDENTIAL DISTRICT

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18.190.010 Statement of intent

The zoning of property as R-1A, Small-Lot Single-Family Residential District, or RP-1A, Planned Small-Lot Single-Family Residential District, is intended to provide for detached single-family residential development, at densities greater than in the R-1 District, in areas where adequate public services and facilities exist for such development and such development is appropriate given the surrounding land uses and neighborhood. The R-1A and RP-1A Districts are intended to be located within areas shown as Medium-Density Residential on the Future Development Plan, or within areas shown as Low Density Residential upon a finding of compatibility with surrounding uses. The R-1A and RP-1A Districts are intended to promote afford-able housing by lowering development costs, to provide single-family detached housing for persons desiring such housing on smaller lots, and to allow the development of zero lot line subdivisions. Property zoned R-1A or RP-1A shall be served by public sanitary sewers, or suitable alternatives, prior to development.

(History: ZRR-1725; ZRR-1637)

18.190.020 Permitted uses

No building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the uses permitted in District R-1, subject to the development and performance standards set forth in Chapter 18.180.

(History: ZRR-1725; ZRR-1637)

18.190.030 Height and area regulations

The maximum height of buildings, the minimum dimension of lots and yards, and the minimum lot area per dwelling permitted on a lot shall be as follows, except as provided in Chapter 18.420:

A. Maximum height:

1. Residences -- two and one-half stories, not exceeding 35 feet.
2. Accessory structures and uses, other than non-residential structures -- one story, not exceeding 20 feet and not exceeding the height of the main structure.

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B. Minimum front yard:

1. 15 feet from property line if fronting on a public street; or
2. 25 feet from back of curb if fronting on a private street.
3. For Infill and Redevelopment the following shall apply:
 - a. The front setback shall not be less than the average existing setback along the same and facing block faces.
 - b. The front setback shall not be greater than 15 feet back from the average existing setback.

C. Minimum side yard:

1. 6 feet on both sides; or
2. In a platted zero lot line subdivision, only one side yard shall be required, which shall be a minimum of 12 feet.
3. In the case of a corner lot, the side yard adjacent to the street shall be 6 feet from the right-of-way of a public street or 16 feet from the curb of a private street; provided, however, that where the side yard of such a lot is adjacent to the front yard of another lot, the street-side yard setback shall be 10 feet from the right-of-way of a public street or 20 feet from the curb of a private street.

D. Minimum rear yard -- 25 feet.

E. Minimum lot width -- 50 feet.

F. Average lot depth -- 100 feet.

G. Minimum lot area per dwelling -- 5,000 square feet.

(History: Ord. ZRR-2848 §4, 2010; ZRR-1725; ZRR-1637)

18.190.040 Parking regulations

Two off-street parking spaces shall be provided for each single-family dwelling, at least one of which shall be in a garage or carport. See Chapter 18.430 for additional parking requirements.

(History: ZRR-1725; ZRR-1637)

18.190.050 Plan approval

For all uses and structures other than single-family residences and their accessory uses, preliminary development plans and final development plans shall be approved prior to the

issuance of building permits. The procedures applicable to all such preliminary and final development plans are set forth in Chapter 18.140. Once a preliminary or final development plan has been approved by the City, no development approvals shall be granted and no building permits shall be issued for any construction activity within the boundary of that plan that is not in compliance with the approved plan.

(History: ZRR-2156, §4, 99; ZRR-1725; ZRR-1637)

18.190.060 Development and performance standards

A. See Section 18.180.070, which is incorporated herein by reference.

B. Zero lot line subdivisions shall be permitted only in District RP-1A. No windows or doors shall be located on the zero lot line side of the structure.

(History: ZRR-1725; ZRR-1637)

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