

Chapter 14.20

District Regulations

Sections:

- 14.20.01 Residential Districts
- 14.20.02 Commercial and Industrial Districts
- 14.20.03 Overlay and Special Purpose Districts

14.20.01 Residential Districts.

(a) General description. There are eight (8) residential districts designed to meet present and future housing needs; to protect the character of, and property values in, residential areas; to encourage a suitable environment for family life; and to provide choice in density, as well as in type of housing. More specific descriptions of these districts follows.

(1) AG, Agricultural District. The purpose of this district is to help preserve existing agricultural resources, and to guide the conversion of rural lands to suburban use when appropriate. Development standards are designed to implement long range development goals by preserving areas that have prime soils for agricultural use, and by protecting appropriate areas for development until they are well served by public facilities and services.

(2) RR, Rural Residential District. The purpose of this district is to accommodate single-family residential and complementary land uses on large rural lots or acreage. This zone is generally applied to fringe areas of the city, between the built-up areas of the city and those areas that are agricultural in nature. These areas may, over time, be converted to higher density residential areas.

(3) R-O, Single-Family Low Density District. Of the urban residential districts, this is the most restrictive and least intense. The district is characterized by single-family residential development and complimentary uses on large lots. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low density, residential environment.

(4) R-1, Single-Family Medium Density District. The purpose of this district is to provide for a higher population density, but with basic restrictions similar to the R-O district. This zone is intended for application in areas of medium sized lots which are or will soon be served by municipal water and sanitary sewer service.

(5) R-1A, Single-Family High Density District. This district is to provide for a slightly higher density and a greater diversity of housing type, but with restrictions similar to the R-1 district. It is intended for application in areas in which municipal water and sanitary sewer services are available.

(6) R-2, Multi-Family Low Density District. The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.

(7) R-2A, Multi-Family Medium Density District. The purpose of this zone is to accommodate moderate density multi-family residential development and complementary land uses, and is intended for application in areas where all municipal services are available. The maximum density in this zone is twelve (12) dwelling units to the acre.

(8) R-3, Multi-Family High Density District. This district is to provide for high density, multi-family development, with restrictions similar to the R-2A district, and with all municipal services available. The maximum density in this zone is eighteen (18) dwelling units to the acre.

(b) Uses Permitted. Uses permitted in the residential districts are set forth in the following table. Where the letter "P" appears opposite a listed use and underneath a residential district, the use is permitted in that district "by right" subject to: (1) providing off-street parking and loading facilities as required by Chapter 14.36.01; (2) providing landscaping and screening as provided by Chapter 14.36.03; and (3), conformance with special conditions applying to certain uses as set forth in Chapter 14.32. Only one (1) principal structure per lot shall be permitted in R-O, R-1, R-1A and R-2 districts.

Where the letter "C" appears instead of "P", the use is permitted subject to acquiring a conditional use permit as set forth in Chapter 14.24. Where neither "P" nor "C" appears similarly within the table, the use is not permitted.

**USE TABLE
RESIDENTIAL DISTRICTS**

ZONING

DISTRICTS

AG RR R-O R-1 R-1A R-2 R-2A R-3

RESIDENTIAL USES

Single-family detached	P	P	P	P	P	P	P	P
Single-family attached				C	C	P	P	P
Duplex, triplex, 4-plex					P	P	P	P
Emergency housing unit	C	C	C	C	C	C		
Multi-family							P	P
Manufactured housing unit	P	P						P
Manuf. housing, residential design	P	P	C	C	P	P	P	P
Manufactured housing park	P	P						C
Group residential		C	C	C	C	C	P	P
Accessory dwelling unit	P	P	P	P	C	C	C	C

CIVIC AND COMMERCIAL USES

Airport or airstrip	C							
Animal care, general	C							
Animal care, limited	C							
Automated teller machine								C
Bed and breakfast				C	C	C	C	C
Cemetery	C	C	C	C	C	C	C	C
Church	P	P	C	C	C	P	P	P
College or university				P	P	P	P	P
Communication tower	C	C	C	C	C	C	C	C
Convenience store								C
Day care, limited (family home)	P	P	C	C	C	P	P	P
Day care, general							C	C

**USE TABLE (CONTINUED)
RESIDENTIAL DISTRICTS**

ZONING

DISTRICTS

AG RR R-O R-1 R-1A R-2 R-2A R-3

CIVIC AND COMMERCIAL USES

Golf course	C	C	P	P	P	P	P	P
Government service	P	P	C	C	C	C	P	P
Hospital								C
Library	P	P	P	P	P	P	P	P
Medical services							C	C
Museum							C	C
Nursing home								C
Parks and recreation	P	P	P	P	P	P	P	P
Post office								C
Recreation/entertainment, indoor	C							
Recreation/entertainment, outdoor	C							
Safety services	C	C	C	C	C	C	C	P
School, elementary/middle & high	P	P	P	P	P	P	P	P
Utility, major	C	C	C	C	C	C	C	C
Utility, minor	P	P	P	P	P	P	P	P
Vocational school	C							

INDUSTRIAL, MANUFACTURING & EXTRACTIVE USES

Asphalt or concrete plant	C							
Landfill (private)	C							
Mining or quarrying	C							
Oil and gas drilling	C							

**USE TABLE (CONTINUED)
RESIDENTIAL DISTRICTS**

ZONING

DISTRICTS

AG RR R-O R-1 R-1A R-2 R-2A R-3

AGRICULTURAL USES

Agriculture, animal	P	C	C	C	C	C	C	C
Agriculture, crop	P	P	P	C	C	C	C	C
Agriculture, product sales	P	P	C	C	C	C	C	C

ACCESSORY USES: PERMITTED SUBJECT TO PROVISIONS OF CHAPTER 14.28 .

(c) Lot, yard, and height regulations. Except as otherwise provided herein, no lot or yard shall be established or reduced in dimension or area in any residential district that does not meet the minimum requirements in the following table; nor shall any building or structure be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such district as set forth in said table. A listing of supplements and exceptions to these regulations follows the table.

**MINIMUM DIMENSION REQUIREMENTS
RESIDENTIAL DISTRICTS**

<u>DISTRICTS</u>	<u>ZONING</u>							
	AG	RR	R-O	R-1	R-1A	R-2	R-2A	R-3
DIMENSION								
Lot size								
Single-family (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Duplex (sq. ft.)	NP	NP	NP	NP	NP	7,200	7,200	7,200
Nonresidential uses (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Multi-family (area/family)	NP	NP	NP	NP	NP	3,600	3,600	2,400
Lot width (all uses)	240'	120'	100'	60'	50'	50'	50'	50'
Lot depth (all uses)	400'	200'	100'	100'	100'	100'	100'	100'
Street setback (all uses)	30'	30'	30'	25'	25'	25'	25'	20'
Side setback (all uses)	10'	10'	10'	7.5'	7.5'	7.5'	7.5'	7.5'
Rear setback (all uses)	30'	30'	30'	25'	20'	20'	20'	20'
NP = "not permitted"								

(1) Maximum lot coverage (all buildings), shall not exceed thirty-five percent (35%) in AG, RR, R-O, and R-1 zones; and forty percent (40%) in all other residential zones.

(2) When an existing lot is reduced because of conveyance to a federal, state or local government for a public purpose, and the remaining area is at least seventy-five percent (75%) of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to comply with minimum lot size requirements.

(3) Utility facilities, using land or an unoccupied building requiring less than one thousand (1,000) square feet of site area, are exempt from minimum lot size requirements of all districts.

(4) Minimum lot size requirements shall not be interpreted as prohibiting the construction of a single-family residential dwelling unit on a lot that was legally platted or recorded before the adoption of this ordinance. For lots that are rendered nonconforming, the necessity of obtaining a variance from such created nonconformity shall not be required as a condition of issuance of a building permit.

(5) Certain architectural features may project into required yards as follows:

(a) Cornices, canopies, eaves, or other architectural features, may project a distance not exceeding thirty inches (30").

(b) Fire escapes may project a distance not exceeding four and one-half feet from the exterior wall of the building.

(c) An uncovered stair and necessary landings may project a distance not to exceed three feet (3'), provided such stair and landing shall not extend above the entrance floor of the building except for a railing not exceeding three feet (3') in height.

(d) Bay windows, balconies, and chimneys may project a distance not exceeding thirty inches (30"), provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located.

(6) When an existing setback is reduced because of conveyance to a federal, state or local government for a public purpose, and the remaining setback is at least seventy-five percent (75%) of the required minimum setback for the district in which it is located, then that remaining setback shall be deemed to satisfy minimum setback requirements.

(7) Setback averaging. When a majority of the lots have existing principal structures on them and the street setbacks of said principal structures are on lots within the same block, with the same zoning classification and fronting on the same side of the street and are less than the required street setback, applicants shall be allowed to use the "average" street setback on that block. In such cases, the "average setback" shall be the mean (average) setback of all developed lots on the same side of the street within the same block as the subject property and with the same zoning classifications, and in no case shall more than six (6) lots on either side of the subject property be included in the calculation.

(8) When adjacent to R-1A or more restrictive districts, multi-family residential and nonresidential structures over one (1) story or fifteen feet (15') in height shall have an additional eight foot (8') side and rear setback for every additional story or fifteen feet (15') in building height.

(9) Single family attached (townhouse) uses shall be exempt from interior side setback requirements, provided that end units within a single-family attached development shall comply with applicable side setback requirements. Such uses shall also be exempt from lot width requirements.

(10) In R-1A and more intensive zoning districts, dwelling units within a zero lot line development may be placed on or near one interior side lot line, and therefore be exempt from that interior side setback requirement. Zero lot line setbacks may not be used on street side lot lines or on interior side lot lines adjacent to lots that are not part of the zero lot line development. Zero lot line houses shall be subject to applicable fire codes and the following additional standards:

(a) The minimum distance between all buildings in the development must be equal to twice the required side setback required by the underlying zoning district. A deed restriction must be recorded on the deed of each applicable lot to insure continued compliance with this setback.

(b) An easement to allow for maintenance or repair is required when the eaves or side wall of a house are within four feet (4') of the adjacent property line. The easement on the adjacent property must provide at least five feet (5') of unobstructed space between the furthestmost projection of the structure, and be wide enough to allow five feet (5') between the eaves or side wall and the edge of the easement.

(c) If the side wall of the house is on the property line, or within three feet (3') of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot are not allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, are allowed.

(11) Maximum height limitation is thirty-five feet (35') in all residential zones with the exceptions of the AG and R-3 districts, where the limitation is forty-five feet (45'). Chimneys, smokestacks, ventilators, cooling and water towers, bulkheads, grain elevators and silos, utility and flag poles, belfries, spires and steeples, and monuments and ornamental towers, may be erected to any height not in conflict with the Airport Overlay District or other city ordinances. Communication towers are exempt only to the extent authorized through conditional use approval.