

Chapter 17.14 R-A SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

- 17.14.010 Intent.**
- 17.14.020 Permitted principal uses and structures.**
- 17.14.030 Permitted accessory uses and structures.**
- 17.14.040 Conditional uses.**
- 17.14.050 Prohibited uses and structures.**
- 17.14.060 Minimum lot requirements.**
- 17.14.070 Minimum setback requirements.**
- 17.14.080 Maximum lot coverage by all buildings and structures.**
- 17.14.090 Maximum height of buildings and structures.**
- 17.14.100 Required off-street parking and loading.**
- 17.14.110 Signs.**

17.14.010 Intent.

The R-A (single-family residential) district is intended to include lands for urban development and which are provided with a full range of public utilities, including sewers, water, electricity and street drains or are intended to be provided with such utilities in the near future. This district is intended primarily for single-family dwellings, excluding mobile homes, at moderate densities. Structures and uses required to serve recreational, religious and other noncommercial needs of residential areas are allowed as permitted or conditional uses subject to restrictions intended to preserve the residential character of the R-A district. (Ord. 03-15 § 3 (part); prior code § 30-14(a))

17.14.020 Permitted principal uses and structures.

In an R-A zone, the following uses and structures are permitted outright:

- A. Single-family dwellings, excluding mobile homes (only a single principal structure may be allowed on any lot or tract);
- B. Parks, playgrounds and open space for informal recreation;
- C. Utility installations, except solid waste disposal facilities and water storage dams and co-generation facilities;
- D. Child care homes;
- E. Group care facilities. (Ord. 03-15 § 3 (part); prior code § 30-14(b))

17.14.030 Permitted accessory uses and structures.

In an R-A zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 17.14.020, are permitted:

- A. Home occupations;
- B. Accessory buildings in conjunction with a permitted or conditional use such as a private garage or workshop;

- C. Private storage in yards of not more than a total of two of the following: a truck up to one ton, a boat, a recreational vehicle, or a trailer (excluding mobile homes); maintained in a safe and orderly manner and separated by at least ten feet from any property lines;
- D. Automobile parking in conjunction with any permitted or conditional use;
- E. Small wind energy systems in conformance with Section 17.48.150. (Ord. 08-11 § 1: Ord. 03-15 § 3 (part): prior code § 30-14(c))

17.14.040 Conditional uses.

In an R-A zone, subject to the conditional use procedures of this title, the following uses and structures may be permitted with conditions:

- A. Church services;
- B. Community buildings and halls;
- C. Private schools (not more than six students);
- D. Quasi-institutional homes;
- E. Water reservoirs;
- F. Buildings intended for the conduct of religious services along with customary accessory uses including parsonage, day nurseries, and meeting rooms;
- G. Child care centers. (Ord. 03-15 § 3 (part): Ord. 02-01 § 1; prior code § 30-14(d))

17.14.050 Prohibited uses and structures.

In an R-A zone, any uses or structures not of a character indicated under permitted principal uses and structures or permitted as a conditional use are prohibited. (Ord. 03-15 § 3 (part): prior code § 30-14(e))

17.14.060 Minimum lot requirements.

- A. Lot width: eighty feet.
- B. Lot area: eight thousand eight hundred square feet. (Ord. 03-15 § 3 (part): prior code § 30-14(f))

17.14.070 Minimum setback requirements.

- A. Front yard: twenty feet.
- B. Side yard: ten feet.
- C. Rear yard: fifteen feet.
- D. Exceptions. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.
 - 1. If the setback is a dedicated utility easement the owner will be responsible for the relocation of the structure during utility maintenance, replacement or repairs. (Ord. 04-11 § 1: Ord. 03-15 § 3 (part): prior code § 30-14(g))

17.14.080 Maximum lot coverage by all buildings and structures.

Thirty-five percent. (Ord. 03-15 § 3 (part): prior code § 30-14(h))

17.14.090 Maximum height of buildings and structures.

- A. Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided by this title.
- B. On parcels less than one acre in area, accessory buildings and structures shall not exceed sixteen feet in height.
- C. On parcels one acre or greater in area, accessory buildings and structures shall not exceed thirty-five feet in height. Construction of an accessory building or structure greater than sixteen feet in height shall prohibit re-subdivision of a parcel to less than one acre. (Ord. 11-05 § 1: Ord. 03-15 § 3 (part): prior code § 30-14(i))

17.14.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections [17.48.100](#) and [17.48.110](#). (Ord. 03-15 § 3 (part): prior code § 30-14(j))

17.14.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section [17.48.090](#). (Ord. 03-15 § 3 (part): prior code § 30-14(k))

Mobile Version