

18.07.010 Permitted principal uses. The following principal uses are permitted in the RH district:

- A. Single-family housing;
- B. Plant crop farming, excluding commercial greenhouses and nurseries;
- C. Public parks and playgrounds. (Ord. 134-36 Sec 3, 1990; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.07.015 Permitted principal structures. The following principal structures are permitted in the RH district:

- A. Single-family dwellings;
- B. Farm structures utilized for the business of crop farming;
- C. Playground and park-related structures. (Ord. 138-68, Sec. 10, 1994; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.07.020 Permitted accessory uses. The following accessory uses are permitted in the RH district:

- A. Private storage of motor vehicles;
- B. Home occupations, as defined in Chapter 18.23;
- C. Private recreational uses including but not limited to swimming, tennis, horticulture and playground activities.
- D. Beekeeping subject to Chapter 8.25. (Ord. 160-005, Sec. 2, 2016; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.07.025 Permitted accessory structures. The following accessory structures are permitted in the RH district:

- A. Private garages;
- B. Private recreational structures as allowed in Chapter 18.30;
- C. Noncommercial greenhouses, storage sheds and play-houses. (Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.07.030 Conditional uses. In the RH district, the following uses are conditional and are subject to the provisions of Chapter 18.21:

- A. Planned unit developments, as per Chapter 18.27;
 - B. Two-family housing;
 - C. Noncommercial raising of animals and birds as defined in 18.30.240;
 - D. Governmental and religious uses;
 - E. Public recreational uses, including golfing, tennis, swimming and archery;
 - F. Cemeteries;
 - G. Public and private schools;
 - H. Nursery schools and day care centers;
 - I. Plant greenhouses.
- (Ord.142-77 Sec.1, 1999; Ord.142-66, Sec.1, 1998; Ord. 138-68, Sec. 22-12, 1994; Ord. 135-92, Sec.10, 1992; Ord. 133-02 Sec.6, 1989; Ord. 129-74 Sec.18, 1986; Ord. 126-69 Sec. 10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.07.035 Structures allowed under conditional use permits. The following structures may be allowed in the RH district under conditional use permits issued pursuant to the provisions of Chapter 18.21:

- A. Structures for planned unit development;
- B. Duplexes;
- C. Structures utilized in connection with public or recreational uses;
- D. Cemetery structures;
- E. Governmental structures, such as police and fire stations, libraries, and town halls;
- F. Public and quasi-public utility structures not covered by Chapter 18.30;
- G. Livestock and poultry structures for noncommercial purposes;
- H. Structures utilized for religious purposes, including convents, parish houses and other buildings integral to the functioning of religious organizations;
- I. Schools and their accessory structures;
- J. Nursery schools and day care centers.
- K. Greenhouses (Ord. 138-68, Sec. 13, 1994; Ord. 133-02 Sec.7, 1989; Ord. 129-74 Sec.18, 1986; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.07.040 Lot, height and yard requirements. The following lot, height and yard requirements are established for the RH district:

- A. Yard Requirements.
 - 1. Lot area shall be a minimum of 1 acre, except where required by other code minimum standards, and for duplexes, which shall be a minimum of 2 acres.
 - 2. The minimum width for all lots shall be 100 feet.
 - 3. Approved mobile homes may be developed on 1-acre sites.
- B. Maximum Height.
 - 1. The maximum height of a residential structure shall be 35 feet.
 - 2. The maximum height of accessory structures shall be 20 feet with a maximum of 14 feet to the eaves. (Ord. 144-97, Sec. 2, 2001; Ord.140-92, Sec.10, 1997).
- C. Setbacks.
 - 1. The minimum highway setbacks shall be regulated under Chapter 18.22.
 - 2. The minimum side-yard setbacks shall be 10 feet for all principal structures and 5 feet for all accessory structures.
 - 3. The minimum rear yard setback shall be 25 feet for all principal structures, and 10 feet for all accessory structures.
 - 4. No accessory structure may be placed in a required front yard.
 - 5. Side-yard setback on corner lots shall be 25 feet for all principal structures, and 10 feet for all accessory structures.
- D. Lot, Height and Yard Regulations for Conditional Uses. Lot, height and yard requirements shall be established and incorporated within the conditional use permit approval. (Ord. 150-34, Sec. 10, 2006; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.07.045 Additional requirements. The following regulations shall apply within the RH district:

- A. Chapter 18.25 pertaining to parking;
- B. Chapter 18.26 pertaining to the placement and use of signs.

- C. All accessory structures shall meet the following criteria:
1. The cumulative area of all accessory structures shall not exceed 1,200 square feet without the approval of a conditional use permit. Private swimming pools and structures 150 square feet or less in size shall not count towards the cumulative area of all accessory structures.
 2. They shall not contain any living area within the structure which shall include but not be limited to bedrooms, living rooms, bathrooms, or kitchens.
 3. The appearance of the structure shall be compatible with the design, style and appearance of the principal structure on the property. (Ord 153-28, Sec. 1, 2010; Ord. 152-4, Sec. 17, 2008; Ord. 147-31, 2003; Ord. 146-41, Sec. 8, 2002; Ord. 144-97, Sec. 3, 2001; Ord.143-94, Sec.4, 2000; Ord.140-92, Sec.11, 1997; Ord. 126-69 Sec.10(part), 1983; Ord.126-16 Sec.3(part), 1982).

Chapter 18.08

R-1-L SINGLE FAMILY RESIDENTIAL DISTRICT, LARGE LOT

Sections:

<u>18.08.001</u>	Purpose.
<u>18.08.010</u>	Permitted principal uses.
<u>18.08.015</u>	Permitted principal structures.
<u>18.08.020</u>	Permitted accessory use.
<u>18.08.025</u>	Permitted accessory structures.
<u>18.08.030</u>	Conditional use.
<u>18.08.035</u>	Structures permitted under conditional uses permits.
<u>18.08.040</u>	Lot, height and yard requirements.
<u>18.08.045</u>	Additional requirements.

18.08.001 Purpose. The R-1-L single-family residential district is established to provide an area for large-lot development on public sewer and water systems or where public facilities may be feasibly extended. The standards set out in this chapter shall apply in the district. (Ord.126-69 Sec.10(part), 1983; Ord.126-16 Sec.3(part), 1982).

18.08.010 Permitted principal uses. The following principal uses are permitted in the R-1-L district:

- A. Single-family housing;
- B. Parks and playgrounds. (Ord.126-69 Sec. 10(part), 1983; Ord.126-16 Sec.3(part), 1982).

18.08.015 Permitted principal structures. The following principal structures are permitted in the R-l-L district:

- A. Single-family dwellings;
- B. Park and playground related structures. (Ord. 138-68, Sec. 14, 1994; Ord.129-74 Sec.18, 1986; Ord.126-69 Sec.10(part), 1983; Ord.126-16 Sec.3(part), 1982).

18.08.020 Permitted accessory uses. The following accessory uses are permitted in the R-l-L district:

- A. Private storage of motor vehicles;
- B. Home occupations, as defined in Chapter 18.23;
- C. Private recreational uses, including but not limited to swimming, tennis, horticulture and playground activities.
- D. Beekeeping subject to Chapter 8.25. (Ord. 160-005, Sec. 3, 2016; Ord. 126-69 Sec.10(part), 1983; Ord.126-16 Sec.3(part), 1982).

18.08.025 Permitted accessory structures. The following accessory structures are permitted in the R-l-L district:

- A. Private garages;
- B. Private recreational structures, as allowed in Chapter 18.30;
- C. Noncommercial greenhouses, storage sheds and play-houses. (Ord.126-69 Sec.10(part), 1983; Ord.126-16 Sec.3(part), 1982.)

18.08.030 Conditional uses. The following conditional uses may be allowed in the R-l-L district, provided that the requirements of Chapter 18.21 are met:

- A. Planned unit development;
 - B. Two-family housing;
 - C. Governmental and religious uses;
 - D. Public recreational activities, including golfing, tennis, swimming and archery;
 - E. Public and private school uses;
 - F. Cemeteries;
 - G. Nursery schools and day care centers.
- (Ord. 138-68, Sec. 15, 1994; Ord. 135-92, Sec.12, 1992; Ord. 129-74 Secs.6,18, 1986; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.08.035 Structures permitted under conditional use permits. The following structures may be allowed in the R-l-L district under conditional use permits, issued pursuant to the provisions of Chapter 18.21:

- A. Structures for planned unit development;
- B. Duplexes;
- C. Governmental structures, such as police and fire stations, libraries and town halls;
- D. Public recreational structures, including swimming pools, tennis courts, golf courses and archery ranges;
- E. Schools and their accessory structures;
- F. Structures utilized for religious purposes, including convents, parish houses and other buildings integral to the functioning of religious organizations;
- G. Public and quasi-public utility structures not covered by Chapter 18.30;

- H. Cemetery structures;
 - I. Nursery schools and day care centers.
- (Ord. 138-68, Sec. 16, 1994; Ord. 135-92, Sec.13, 1992; Ord. 134-36 sec 4, 1990 Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.08.040 Lot, height and yard requirements. The following lot, height and yard requirements are established for the R-l-L district:

- A. Yard Requirements.
 - 1. Lot area shall be a minimum of 20,000 sq. feet when served by a private well and private sanitary system, or 12,000 sq. feet when served by a public water system and either public sewer or private sanitary system.
 - 2. Lot area shall be a minimum of twice the area requirements of 18.08.040 A.1.a. for conditional use permits excluding mobile home/manufactured houses which shall be allowed with the standard area requirement.
 - 3. The minimum lot width shall be 100 feet.
- B. Maximum Height.
 - 1. The maximum height for a principal structure shall be 35 feet.
 - 2. The maximum height for an accessory structure shall not exceed 20 feet with a maximum height to the eaves of 14 feet.
- C. Setbacks.
 - 1. The minimum highway setbacks shall be regulated under Chapter 18.22.
 - 2. The minimum side-yard setback for all residential structures shall be 10 feet, and for an accessory structure 5 feet.
 - 3. The minimum rear-yard setback shall be 25 feet for a principal structure and 5 feet for an accessory structure.
 - 4. No accessory structure may be located in a required front yard.
 - 5. Side yard setback on corner lots shall be 25 feet for all principal structures, and 10 feet for all accessory structures.
- D. Lot, Height and Yard Requirements for Conditional Uses. Lot, height and yard requirements for structures and uses under conditional use permits shall be incorporated into said permits. (Ord. 150-34, Sec. 11, 2006; Ord. 140-92, Sec.12, 1997; Ord. 134-36 Sec.6, 1990; Ord. 128-24 Sec.6, 1984; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.08.045 Additional requirements. The following regulations shall apply within the R-l-L district:

- A. Chapter 18.25 pertaining to parking;
- B. Chapter 18.26 pertaining to the placement and use of signs.
- C. All accessory structures shall meet the requirements of 18.07.045 C. (Ord.140-92, Sec.13, 1997; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

Chapter 18.09

R-1-M SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

<u>18.09.001</u>	Purpose.
<u>18.09.010</u>	Permitted principal uses.
<u>18.09.015</u>	Permitted principal structures.
<u>18.09.020</u>	Permitted accessory uses.
<u>18.09.025</u>	Permitted accessory structures.
<u>18.09.030</u>	Conditional uses.
<u>18.09.035</u>	Structures allowed under conditional use permits.
<u>18.09.040</u>	Lot, height and yard requirements.
<u>18.09.045</u>	Additional requirements.

18.09.001 Purpose. The R-1-M single-family residential district is established to provide an area for single-family residences at relatively high densities, and is served by public water and sewage disposal facilities. The standards set out in this chapter shall apply in the district. (Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.09.010 Permitted principal uses. The following principal uses are permitted in the R-1-M district:

- A. Single-family housing;
- B. Parks and playgrounds. (Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.09.015 Permitted principal structures. The following principal structures are permitted in the R-1-M district:

- A. Single-family dwellings;
- B. Park and playground related structures. (Ord. 138-68, Sec. 17, 1994; Ord. 129-74 Sec.18, 1986; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).

18.09.020 Permitted accessory uses. The following accessory uses are permitted in the R-1-M district:

- A. Private storage of motor vehicles;
- B. Home occupations, as defined in Chapter 18.23;
- C. Private recreational uses, including but not limited to swimming, tennis, horticulture and playground activities.
- D. Beekeeping subject to Chapter 8.25. (Ord. 160-005, Sec. 4, 2016; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).