

Section 19 REGULATIONS FOR SINGLE-FAMILY RESIDENTIAL OR “R-1”, “R-O” ZONES

A. Purpose

The R-1 and R-O zones are intended to allow single-family residential uses on urban lots, while providing for varied single-family residential opportunities.

B. General Requirements

1. All applicable provisions of Sections 35, 36, and 37 shall apply to these zones.
2. A permit for an accessory structure requires a primary residence to be established, or at a minimum proposed, as evidenced by an approved building permit prior to issuing a permit for an accessory or incidental structure.
3. A kennel may be permitted as allowed by Section 37.J.
4. An accessory residence as allowed by Section 37.P, except that manufactured homes as accessory residences are prohibited in R-O.

C. Uses Permitted

1. R-1 (Single-Family Residential) zone.
 - a. A single-family dwelling, including a site-built home, a manufactured home (see Section 37.H) or a factory-built building, designed and used for single-family occupancy as defined in this Ordinance, accessory structures and uses normally incidental to single-family residences, child care, adult foster care with a Home Occupation Permit as provided in Section 37.L, 37.Q and 37.S, and home occupations as provided in Section 37.L.
 - b. Churches.
 - c. Community gardens.
 - d. Neighborhood Parks per Section 18.2, excluding commercial concessions.
 - e. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
 - f. Chickens raised for domestic purposes as an accessory use. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large. There shall be no more than one chicken per 1,000 square feet of lot area and in no instance shall roosters or other poultry be allowed.
2. R-O (Single-Family Residential/Manufactured Homes Prohibited) zone.
 - a. A single-family dwelling, including a site-built home or a factory-

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built building, designed and used for single-family occupancy as defined in this Ordinance, accessory structures and uses normally incidental to single-family residences, child care, adult foster care with a Home Occupation Permit as provided in Section 37.L, 37.Q and 37.S, and home occupations as provided in Section 37.L. Mobile homes and manufactured homes are prohibited. Recreational vehicles are prohibited except as provided in Section 37.K.

- b. Churches.
- c. Community gardens.
- d. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).
- e. Chickens raised for domestic purposes as an accessory use. Chickens shall be kept in an adequate enclosure that prevents them from roaming at large. There shall be no more than one chicken per 1,000 square feet of lot area and in no instance shall roosters or other poultry be allowed.

D. Uses Allowed After Acquiring a Special Use Permit

- 1. Schools, hospitals, parks and playgrounds, public and quasi-public buildings, and uses of similar purpose.
- 2. Private parking lots for automobiles, where land lies adjacent to any multi-family, commercial, or manufacturing zone.
- 3. Childcare group homes (see Section 37.Q).
- 4. Wireless communication towers and facilities with an antenna height of forty-one (41) feet to one hundred (100) feet (see Section 37.R).
- 5. Adult Assisted Living Homes (see Section 37.S).

Section 20 REGULATIONS FOR SINGLE-FAMILY RESIDENTIAL/MANUFACTURED HOMES PROHIBITED/LIMITED ANIMAL PRIVILEGES OR “R-O/A” ZONE

A. Purpose

The R-O/A zone is primarily intended to allow single-family residential uses on urban, suburban and rural parcels, and also allow limited domestic livestock, agricultural, and other uses listed below.

B. General Requirements

1. Only one single-family dwelling shall be approved for any one lot or building site.
2. All applicable provisions of Sections 35, 36, and 37 shall apply to this zone.
3. A permit for an accessory structure will require a primary residence to be established, or at a minimum proposed as evidenced by an approved building permit prior to issuing a permit for an accessory or incidental structure.
4. A kennel may be permitted as allowed by Section 37.J.
5. An accessory residence as allowed by Section 37.P, except that manufactured homes as accessory residences are prohibited.

C. Uses Permitted

1. A single-family dwelling, including a site-built home, or a factory-built building, designed and used for single-family occupancy as defined in this Ordinance, accessory structures and uses normally incidental to single-family residences, child care, adult foster care with a Home Occupation Permit as provided in Section 37.L, 37.Q and 37.S, and home occupations as provided in Section 37.L. Mobile homes and manufactured homes are prohibited. Recreational vehicles are prohibited except as provided in Section 37.K.
2. Private greenhouses, horticultural collections, flower and vegetable gardens, fruit trees, orchards, and poultry for occupants use only.
3. Three (3) domestic farm animals may be maintained for private use only.
4. Animal uses must be fenced and contained within the rear fifty (50) feet of the lot.
5. All feed, tack and other equipment related to the care of animals must be stored in an enclosed building.
6. Mobile homes, manufactured homes or recreational vehicles may not be used as storage buildings.
7. Neighborhood Park per Section 18.2, excluding commercial concessions.

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(continued)

8. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R).

D. Uses Allowed After Acquiring a Special Use Permit

1. Schools, churches, public buildings, quasi-public buildings, and playgrounds.
2. Child care group homes (see Section 37.Q).
3. Wireless communication towers and facilities with an antenna height of forty-one (41) feet to one hundred fifty (150) feet (see Section 37.R).
4. Assisted Living Home (see Section 37.S).