

C. Residential Single-Family (R-1)

GENERAL DESCRIPTION	
The R-1 District is intended for the development of single-family detached residential uses in a suburban setting. It accommodates single-family houses as well as accessory dwellings. It is also intended to maintain existing single-family residential neighborhoods in the city.	
LOT SIZE AND DENSITY	
LOT AREA (MIN.)	5,000 sq.ft.
LOT WIDTH (MIN.)	50 feet
LOT DEPTH (MIN.)	70 feet
NET DENSITY (DU/AC) (MAX.)	8 DU/Acre
LOT COVERAGE (MAX.)	50% (Including all accessory buildings on the lot)
PRIMARY BUILDING SETBACKS (MIN.)	
FRONT (PRIMARY STREET)	25'
FRONT (SECONDARY STREET) (CORNER LOT)	20'
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	5'
REAR OR SIDE (ALLEY)	5'
ACCESSORY BUILDING SETBACKS (MIN.)	
SETBACK FROM PRIMARY BUILDING	10'
SETBACK FROM ANY OTHER ACCESSORY BUILDING	5' (Shall meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	5'
REAR OR SIDE (ALLEY)	5'
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	Off-street parking spaces shall NOT be located in the front setback area along any street frontage Exception to the above may be made in the case of porte-cocheres and driveways located in the front setback area
BUILDING HEIGHT	
PRIMARY BUILDING	35'
STREETScape STANDARDS	
ALL STREETS	See Table 3.4-20. Zoning Districts and Streetscaping Requirements
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency
4.6.1 Building Design	4.6.6 Innovative Residential Design
4.6.2 Parking	4.6.7 Lighting
4.6.3 Landscaping	4.6.8 Accessory Buildings
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission