

CHAPTER 3.10 EXTRA-LOW DENSITY RESIDENTIAL (RS-1) ZONE

Section 3.10.10 - PURPOSE

This Zone implements elements of the Low Density Comprehensive Plan designation. While the normal density range for the Low Density Residential Comprehensive Plan designation is two - six dwelling units per acre, this Extra-low Density Residential designation is limited to a density range of 0.5 to 2 dwelling units per acre. It is intended to provide an Extra-low Density Residential Zone with a full range of urban services only for areas having the following specific characteristics:

- a. The property contains significant Natural Resources or Natural Hazards required to be protected under provisions of this Code;
- b. The property is located within an area identified on the Comprehensive Plan Map as appropriate for the application of this Zone;
- c. Such designation of the property will not inhibit extension of public facilities or services to other properties within the Urban Growth Boundary; and
- d. The property is not necessary to satisfy the City's buildable lands needs.

Section 3.10.20 - PERMITTED USES

3.10.20.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Residential Use Types - Family
2. Residential Building Types - Single Detached
3. Civic Use Types -
 - a) Community Recreation
 - b) Public Safety Services
 - c) Minor Utilities

b. Accessory Uses Permitted Outright

1. Accessory Dwelling Units subject to provisions in Section 4.9.40 of Chapter 4.9 - Additional Provisions
2. Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that do not increase the height of the existing structures, subject to the standards in Chapter 4.9 - Additional Provisions.
3. Essential Services
4. Day Care, Family, as defined in Chapter 1.6 - Definitions
5. Home Business, as defined in Chapter 1.6 - Definitions
6. Horticulture - personal use
7. Model Dwelling Units
8. Other development customarily incidental to the Primary Use in accordance with Chapter 4.3 - Accessory Development Regulations
9. Required off-street parking for Uses permitted in this zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements
10. Sports and Recreation - personal use
11. Tree, Row, and Field Crops - personal use

3.10.20.02 - Special Development

Conditional Development - Subject to review in accordance with Chapter 2.3- Conditional Development and all other applicable provisions of this Code.

- a.** Colocated/attached Wireless Telecommunication Facilities on nonresidential structures that increase the height of the existing structures, subject to the standards in Chapter 4.9 - Additional Provisions
- b.** Day Care, Commercial Facility, as defined in Chapter 1.6 - Definitions

- c. Cultural Exhibits and Library Services
- d. Freestanding Wireless Telecommunication Facilities, subject to the standards in Chapter 4.9 - Additional Provisions
- e. Funeral and Interment Services - Interring and Cemeteries
- f. Lodges, Fraternal and Civic Assembly
- g. Major Services and Utilities
- h. Minor Utilities subject to standards in Chapter 4.9 - Additional Provisions
- i. Participant Sports and Recreation - Indoor and Outdoor
- j. Religious Assembly
- k. Schools
- l. Spectator Sports and Entertainment - Limited and Other

3.10.20.03 - General Development

Plan Compatibility Review - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review, and other applicable provisions of this Code.

- a. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 20 ft. over the height of the structure or 40 ft. in height, whichever is less, in accordance with Section 4.9.50 of Chapter 4.9 - Additional Provisions. Note: Flagpoles are subject to height requirements in Section 4.7.70.b of Chapter 4.7 - Sign Regulations.
- b. Development consistent with the development standards of the RS-5 Zone, provided adherence to the standards in Chapter 4.10 - Pedestrian Oriented Design Standards and provided that the Housing Types and land uses are consistent with the RS-3.5 Zone.

Section 3.10.30 - RS-1 DEVELOPMENT STANDARDS

Table 3.10-1

	Standard
a. Minimum Density	2 units per acre
b. Maximum Density	6 units per acre
c. Minimum Lot Area	8,000 sq. ft.
d. Minimum Average Lot Width	65 ft.
e. Minimum Setbacks 1. Front yard 2. Rear yard 3. Side yard (interior) 4. Corner lot See also "k," and "l," below.	25 ft. Also, unenclosed porches may encroach into front yards up to a maximum of 6 ft. 25 ft. 8 ft. 20 ft. on side abutting street and vision clearance in accordance with Section 4.1.40.c of Chapter 4.1 - Parking, Loading and Access Requirements.
f. Minimum Garage/Carport Setbacks 1. Garage/carport entrance parallel to street 2. Garage/carport entrance sideways/perpendicular to the street See also "k," and "l," below.	19 ft. 15 ft. Setbacks from alleys in accordance with Section 4.0.60.j of Chapter 4.0 - Improvements Required with Development. Garages/carports are also subject to the provisions in Chapter 4.10 - Pedestrian Oriented Design Standards.
g. Minimum Setbacks and Buffering from Actively Farmed Open Space-Agricultural (OS-AG) Land See also "k," and "l," below.	When residential development is proposed abutting Actively Farmed OS-AG Land, a minimum 50 ft.-wide continuous plant or plant/berm buffer is required. It is the applicant's responsibility to provide this buffer. The minimum setback for lands adjacent to Actively Farmed OS-AG Land is 100 ft. Any intervening right-of-way may be included in the 100-ft. setback measurement. Structures that existed on December 31, 2006, and that would fall within the 100-ft setback from Actively Farmed OS-AG Land shall not be considered as non-conforming structures and no additional buffering is required to maintain the existing development.

h.	Maximum Structure Height	30 ft., not to exceed a solar envelope approved under Chapter 2.18 - Solar Access Permits or Chapter 4.6 - Solar Access.
i.	Maximum Building Site Coverage	60 percent or 15,000 sq. ft., whichever is less.
j.	Off-street Parking	See Chapter 4.1 - Parking Loading and Access Requirements.
k.	Outdoor Components Associated with Heat Pumps and Similar Equipment for Residential Structures	<p>Shall not be placed within any required setback area.</p> <p>When located outside a setback area, but within five to 10 ft. of a property line, such equipment shall be screened on all sides with a solid fence or wall at least one ft. higher than the equipment.</p> <p>When located outside a setback area, but greater than 10 ft. from a property line, such equipment requires no screening.</p>
l.	Outdoor Components Associated with Heat Pumps and Similar Equipment for Nonresidential Structures	Shall be in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
m.	Minimum Assured Development Area (MADA)	See Chapter 4.11 - Minimum Assured Development Area (MADA).
n.	Natural Hazards and Hillside	See Chapter 4.5 - Natural Hazard and Hillside Development Provisions.
o.	Significant Vegetation	See Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting and Chapter 4.12 - Significant Vegetation Protection Provisions.
p.	Riparian Corridors & Locally Protected Wetlands	See Chapter 4.13 - Riparian Corridor and Wetland Provisions.
q.	Landscaping	See Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Section 3.10.40 - VARIATIONS

Except as limited by provisions within the chapters listed in Section 3.10.30 “m” through “q”, variations from development and design standards, such as standards in this Chapter and in other chapters of this Code addressing parking, landscaping, public improvements, and Pedestrian Oriented Design Standards, may be allowed through the processes outlined in Chapter 2.5 - Planned Development and Chapter 2.12 - Lot Development Option.

