
21.44.160 Single-family residential district (R-1).

- A. *Allowed Principal Use.* Single-family residential (R-1) dwelling units are the allowed principal use in this district.
- B. *Allowed Compatible Uses.* Compatible uses allowed in the R-1 zone are parks, playgrounds, open space, schools, community centers, libraries, churches, and home occupations.
- C. *Development Standards.* Development standards apply to principal and accessory structures.
 - 1. *Setbacks.* Setbacks for structures shall be 30 feet from the front yard line, 20 feet from the rear yard line, 15 feet from the side yard lines, and 50 feet from the shore and where applicable subject to the provisions of KPB 21.18.
 - 2. *Maximum building height.* Maximum building height shall be 2½ stories above ground or 35 feet above average grade, whichever is less
 - 3. *Lot size.* Minimum lot size shall be 40,000 square feet. Maximum lot size is 5 acres.
 - 4. *Coverage.* Maximum coverage by structure is 20 percent of the lot.
 - 5. *Drainage Ways.* Existing natural drainage ways shall be retained.
 - 6. *Accessory structures.* Accessory structures commonly associated with residential dwellings, i.e., garages, barns, storage sheds, greenhouses, wind turbines, workshops, and a single, noncommercial guesthouse per parcel, are allowed within the district. A single accessory structure may constitute the principal use of the lot where an adjacent lot with the primary residence is in the same ownership.
 - 7. *Livestock and pets.*
 - a. *Dog Lots:* Dog lots and kennels are prohibited.
 - b. Household pets including, but not limited to, dogs and cats shall be allowed provided that no more than four household pets of more than six months of age are kept on the lot.
 - c. Poultry, fowl and small animals shall be properly contained (e.g., chicken coop, rabbit hutch) and shall be located in accordance with the required accessory use setbacks. No more than 10 such animals over 6 months old are allowed.
 - d. Hoofed animals are prohibited, except for a single miniature horse used as a service animal.
 - 8. *Prohibited uses and structures.* The following uses and structures are prohibited in the R-1 district:
 - a. A lot within the LOZD shall not be offered for sale or lease for non-allowed uses.
 - b. No more than two of either travel trailers or motor homes may be on each lot at any time.
 - c. No more than two of either inoperable or unregistered vehicles are allowed on each lot at any time.

(Ord. No. 2016-03 (Sub.), § 1, 5-3-16; Ord. No. 2010-23, § 8, 6-22-10; Ord. No. 2001-12, § 1, 5-15-01; Ord. No. 2000-02, § 2, 5-16-00)