

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

- A. *Allowed Principal Use.* Only single-family residential (R-1) dwelling units are allowed in this district.
- B. *Allowed Secondary Uses.* Secondary uses allowed in the R-1 zone are parks, playgrounds, schools, community centers, libraries, churches, and home occupations.
- C. *Development Standards.* Development standards apply to principle and accessory structures.
 - 1. *Setbacks.* Setbacks 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. *Minimum lot size.* Minimum lot size shall be 40,000 square feet.
 - 4. *Drainage Ways.* Existing natural drainage ways shall be retained.
 - 5. *Buffers.* A forested buffer of at least 20 feet shall be retained between the building site and the roadway. Dead and diseased trees which are a safety hazard or which threaten structures may be removed. This section does not require revegetation of a buffer area that was cleared before the formation date of the local option zoning district.
 - 6. *Accessory structures.* Accessory structures commonly associated with residential dwellings, i.e., garages, storage sheds, greenhouses, workshops, and a single, noncommercial guesthouse per parcel, are allowed within the district.
 - 7. *Dog Lots:* Dog lots and kennels are prohibited.

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