

## **Chapter 17.06**

### **SINGLE-FAMILY RESIDENTIAL ZONE (R-1)**

#### **17.06.010 Established.**

There is established the R-1 single-family residential zone and the standards and regulations by which certain land uses may be permitted therein.

#### **17.06.020 Purpose and intent.**

The purpose of the R-1 zone is to implement the lower density range of the residential category of the Comprehensive Plan. All proposals for rezoning shall be consistent with the goals and policies of the Comprehensive Plan. The intent and essential function of the R-1 zone is to provide for single-family, unattached dwelling uses. The R-1 zone is intended for an urban neighborhood setting with public services, improved streets, and public water and sewer systems.

#### **17.06.030 Permitted uses.**

The land uses permitted in the R-1 zone are listed in the zoning matrix and generally described as follows:

A. Single-family, unattached dwellings, including modular/prefabricated homes (no more than 10 years old) constructed to meet all the requirements of the most recently enacted state and federal regulations regarding construction and maintenance of the modular/prefabricated homes. The modular/prefabricated homes shall meet City of Airway Heights building code standards, and:

1. Be constructed in two halves comprised of at least two fully enclosed sections each of not less than 12 feet wide by 36 feet long, designed to be transported on a one-time basis and placed on a permanent footing and foundation;
2. The siding composition and appearance shall be similar to the conventional single-family stick-built residential structure;
3. Be placed on and firmly attached to a permanent foundation;
4. Have permanent, legal stairs affixed to all exits;
5. Have a size, construction, siting and other features which are harmonious with surrounding residential properties and which shall preserve the general character and integrity of the neighborhood;
6. Shall meet current Uniform Building, Fire, Mechanical, and Plumbing Codes, and current Washington State Energy Code.

B. Clustered single-family housing with an approved PUD overlay as provided in Chapter [17.16](#) AHMC.

C. Accessory uses:

1. Private garage and carports;
2. Accessory sheds;
3. Outdoor patios;
4. Outdoor fireplaces;
5. Swimming pools;
6. Hot tubs.

D. Secondary uses:

1. Home profession as defined in Chapter [17.04](#) AHMC where public hearing review is not required.
2. Noncommercial gardening and fruit raising.
3. Family day care home when licensed by the Department of Social and Health Services of the state of Washington under the administrative policy of Chapter 388-155 WAC:
  - a. Such homes shall comply with all building, fire safety, health codes and business licensing requirements and will require inspection by the city building official;
  - b. Conform to lot size, building size, setbacks, and lot coverage standards applicable to the zoning district, except if the structure is a legal nonconforming structure;
  - c. No structural or decorative alteration that will alter the single-family character of an existing or proposed residential structure or be incompatible with surrounding residences will be permitted;

#### **17.06.040 Conditional uses.**

In accordance with AHMC [17.03.100](#) through [17.03.140](#), the Hearing Examiner may grant approval for the following uses in the R-1 zone, when satisfied that the use will conform to the Comprehensive Plan and not have any reduction in levels of service as set in the Comprehensive Plan that cannot be mitigated, nor any negative impacts as determined by a SEPA checklist on neighboring properties that cannot be mitigated:

- A. Public buildings as defined in Chapter [17.04](#) AHMC, including a community hall, club or lodge; if it is related to the local community social activities and its principal activity includes a service customarily carried on as a business;
- B. Churches and auditoriums;
- C. Public and private schools;
- D. Parks and playgrounds;
- E. Day care centers when licensed by the Washington State Department of Social and Health Services;
- F. Home industry as defined in Chapter [17.04](#) AHMC;
- G. Conditional accessory dwelling units as provided in Chapter [17.25](#) AHMC;
- H. Special needs housing, including convalescent or nursing homes, and group homes.

#### **17.06.050 Prohibited uses.\***

The following uses are prohibited in the R-1 zone:

- A. Commercial uses, except home profession and home industry;
- B. Storage, other than storage of household materials used in construction for building on lot, and materials for home profession and home industry;
- C. Keeping of animals, livestock, poultry, except household pets, for personal enjoyment of the occupants, provided a total of five domestic household pets, more than one calendar year of age, shall be harbored not to exceed three of each species; i.e., three dogs, two cats or three cats, two dogs, as defined in Chapter [17.04](#) AHMC;
- D. Recreational vehicles as defined in Chapter [17.04](#) AHMC may not be occupied;
- E. All other uses not specifically permitted are prohibited. (Ord. C-446, 2000)

\* Code reviser's note: See also AHMC [6.05.020](#) and [9.20.125](#).

#### **17.06.060 Development standards.**

Before the issuance of a building permit, evidence of compliance with AHMC [17.06.070](#) through [17.06.150](#) shall be provided to the Planning Department. Any open space or park development mitigation shall be consistent with AHMC 16.09 and the City's park plan.

#### **17.06.070 Density.**

The maximum density of dwelling units in the R-1 zone shall be five units per acre. Only one unit housing one family per lot shall be allowed unless a conditional accessory dwelling unit is approved per Chapter [17.25](#) AHMC. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the air installation compatible use zone (AICUZ) study prepared by Fairchild Air Force Base.

#### **17.06.080 Minimum lot area and frontage.**

The minimum lot area for residential units in the R-1 zone shall be 7,200 square feet per unit, with 60-foot street frontage. If units are clustered in a PUD overlay zone, the minimum lot size shall be 5,500 square feet, with 50-foot street frontage.

#### **17.06.090 Minimum yards.**

A. Minimum setback requirements from lot lines are as follows:

Front yard – 25 feet

Rear yard – 10 feet

Side yard – 5 feet

Corner yard – 15 feet

B. Portable Structures. No temporary structure, garage, building shed, carport, gazebo, shipping containers, tent, and/or air supported structures shall be erected or maintained in the areas within the front or side yard setback requirements. One shed, with no foundation, that can be removed or detached within a reasonable amount of time to allow access by the Fire Department, with a maximum size to meet the minimum exempt level from the building department, shall be allowed within the back yard setback requirements. Except in the R-1 zone, utility sheds and garages will have a five-foot setback from the property line on the inside side yard and the rear yard.

C. Decks, Porches and Awnings. Decks, porches and awnings will be permitted in the front yard setback provided the safety railing of the deck or porch is not less than 36 inches (from the deck floor) in height and not more than 48 inches in height; the deck or porch may have a roof built over it, as long as the drip line of the roof does not extend more than 10 feet from the front of the structure. They must meet building setbacks. Decks, porches and awnings are permitted in the backyard. The porch shall not be enclosed.

**17.06.100 Maximum building coverage and height.**

A. The maximum total building coverage shall be 50 percent of the lot area (35 percent for the dwelling unit).

B. The maximum building height shall be 35 feet above the mean ground level.

**17.06.110 Off-street parking.**

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

**17.06.120 Sign standards.**

Signage standards for uses in the R-1 zone shall be provided in accordance with the requirements of Chapter [17.23](#) AHMC.

**17.06.130 Fence and wall standards.**

Fence and wall standards for uses in the R-1 zone shall be provided in accordance with the requirements of Chapter [17.20](#) AHMC.

**17.06.140 Landscaping standards.**

Landscaping standards for uses in the R-1 zone shall be provided in accordance with the requirements of Chapter [17.22](#) AHMC.

**17.06.150 Storage standards.**

Storage standards for uses in the R-1 zone shall be provided in accordance with the requirements of Chapter [17.25](#) AHMC.