
23-3C-3090 Residential 1 (R1) Zone

- (A) Purpose. Residential 1 (R1) zone is intended to allow detached housing on small lots throughout the city.
- (B) Requirements. A lot zoned Residential 1 shall comply with the requirements of this subsection, which are established in the following tables:
 - (1) Table (A) (Lot Size and Intensity);
 - (2) Table (B) (Building Placement);
 - (3) Table (C) (Height);
 - (4) Table (D) (Encroachments);
 - (5) Table (E) (Parking); and
 - (6) Table (F) (Impervious Cover).
- (C) **Number of Units Permitted.** When utilizing a Residential Use, a lot zoned R1 allows a maximum of one unit per lot.
 - (1) **Exception.** If utilizing the Preservation Incentive, per Section 23-3C-3060 (House-Scale Preservation Incentive), a lot zoned RR is allowed one additional unit beyond the maximum number of units allowed in the zone.



R1

Table 23-3C-3090(A) Lot Size and Intensity				
	Lot			Building
	Dwelling Units per Lot Maximum	Width (min.)	Area (min.)	FAR Maximum
(1) Allowed Use	Base Standard			Base Standard
Single-Family	1	25'	2,500 sf	0.5 FAR
Other Allowed Uses	—	25'	2,500 sf	0.5 FAR

Table 23-3C-3090(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	15'	10'	3'	5'

(a) Setback exceptions are provided in Section 23-3D-10070 (Setback Exceptions).

(b) The side setback is allowed to be reduced to a zero lot line for internal lots. A zero lot line is not allowed on a front or street-side lot line.

Table 23-3C-3090(C) Height	
(1) All Buildings	
To Top Plate (maximum)	25'
Overall (maximum)	35'

Table 23-3C-3090(D) Encroachments				
(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Architectural Features	2'	2'	1'	2'
Porch, Stoop, or Uncovered Steps ^{1,2,3}	8'	8'	1'	3'

¹ The maximum height of a porch, stoop, or uncovered step is 3 feet.

² A porch encroaching into a required setback is limited to 1-story.

³ An engaged porch is not permitted to project into a required setback.

(2) Height Encroachment Type	
(a)	See Section 23-3D-10050 (Encroachments Above Maximum Height) for additional standards.

Table 23-3C-3090(E) Parking	
(1) Parking Requirements	
(a)	See Section 23-3C-3040 (Parking Requirements) for standards.

Table 23-3C-3090(F) Impervious Cover	
(1) Impervious Cover	% (max.)
Impervious Cover	65%

(a) See Division 23-4D-3 (Impervious Cover) for additional standards.