

Section 8 - RESIDENTIAL DISTRICT: R-1

8-100. Purpose: To promote and preserve, in appropriate areas, conditions favorable to family life, family food production including the keeping of domestic animals if appropriate. This district is intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

8-200. Permitted uses:

1. Single family dwellings.
2. Domestic animals, farm structures, family food production.
3. Home occupations located inside the dwelling. Note: Home occupations located outside of the dwelling require a conditional use permit.
4. Public utilities.

8-300. Conditional uses: Conditions set forth in the Conditional Use Standard Mitigation Checklist of Section 6 of this land use ordinance shall be the basis on which a conditional use permit can be granted. All conditional uses must be in compliance with the current Central Valley Town General Plan and Land Use Ordinance.

1. Home occupations located outside of the dwelling.

8-400. Area requirements:

1. **Total area:** One-half (1/2) acre minimum.
2. **Street frontage:** For any one dwelling structure there shall be a total frontage of not less than one hundred (100) feet.
3. **Side yard:** For any family dwelling or other structure, there shall be a minimum ten (10) feet of side yard on each side and a total side yard requirement for two sides of not less than twenty (20) feet. A “special exception” may be considered by the town council if there is access to the rear yard on at least one side, and the utility easement is not disturbed.
4. **Front yard:** The minimum setback for any building shall be thirty (30) feet or an average of the setback of main buildings existing in abutting lots.

5. **Rear yard:** Private garages and accessory buildings located to the rear and at least ten (10) feet away from the main dwelling shall comply with the uniform building code requirements, and require a three foot (3) clearance, if constructed of combustible material, otherwise, such buildings may be built to the property line, provided that (A) the roof shall not project across the property line, (B) storm water runoff from the building shall not run onto adjacent property, and (C) building will not be built over right-of-way easements for utilities.
6. **Corner lots:** Corner lots shall maintain thirty (30) feet setbacks on all street sides.

8-500. Special regulations:

1. **Height:** No building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet.
2. **Parking:** Off-street parking and loading facilities shall be provided for all uses in accordance with the requirements of Section 5 of this land use ordinance.
3. **Storage containers:** All containers shall conform to the requirements of Section 3-300 of this land use ordinance.
4. **Temporary use of an RV/mobile home during construction:** An RV or mobile home may be used for temporary housing with prior town council approval during the time of construction of a conventional home.
5. **Corrals or farm structures:** Any building or structure in which animals or fowl (other than household pets) are maintained shall be at least fifty (50) feet from any dwelling; a fence or wall enclosing a pasture or other open area enclosing such animals or fowl shall be at least ten (10) feet from any dwelling. Enclosures will be constructed and maintained to prevent encroachment and damage to adjoining properties.