

D1L (LOW DENSITY RESIDENTIAL - LIMITED) ZONE

PURPOSE

D1L (Low Density Residential – Limited) Zone permits single-family site-built homes and manufactured homes.

DEVELOPMENT REQUIREMENTS

Minimum lot size: 1 acre

Minimum lot width: 100 Feet

Minimum lot depth: N/A

Setbacks Principal Building:

1. Primary Frontage: 20 feet (min)
2. Secondary Frontage: 5 feet (min)
3. Side Setback: 10 feet (min)
4. Rear Setback: 10 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 25 feet (min)
2. Secondary Frontage: 5 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 5 feet (min)

Building Height:

1. Principal Building Height: 35 feet (max)
2. Accessory Building Height: 35 feet (max)

D1L PERMITTED USES

The following uses are permitted by right in the D1L district:

Civic Space

1. Park
2. Neighborhood Multipurpose Field
3. Playground
4. Community Garden, Small

5. Community Garden, Medium
6. Community Garden, Large

Residential

1. Home Occupation (see Section 5.10 Home Occupation Permits)
2. Single Family Dwelling, Site-built
3. Community Types

Retail and Service

1. Food Truck/Push Cart

Institutional

1. Community Building, Public and Private

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Agricultural Packaging and Warehousing (A)
2. Agricultural Processing Facility (A)
3. Farming and Ranching (A)
4. Grain Storage (A)
5. Livestock Pen
6. Stable, Private

Education

1. Childcare, Home Occupation

D1L SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Residential

1. Accessory Dwelling: 1 accessory dwelling limited to 1,250 sq. ft.

Lodging

1. Bed and Breakfast

Institutional

1. Recreation and Sports facility, Public
2. Religious Institution

Agriculture

1. Greenhouse and Nursery, Commercial
2. Wine Tasting Room or Winery

Civic Support

1. Animal Hospital, Veterinary Clinic, Kennel, Agricultural Office, and Medical Research
2. Health Service, Public or Private

Education

1. Child and Adult Care, Commercially Operated
2. Elementary School
3. High School, Jr. High School, Middle School

Industrial

1. Wireless Communication Facility
2. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public