

Chapter 17.40

SINGLE-FAMILY RESIDENTIAL DISTRICT--R-1

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17.40.010 Permitted uses.

Uses permitted on the R-1 districts on a lot or parcel with the required area and required width:

- A. Detached single-family dwellings of a permanent nature with a building permit value of fifty thousand dollars or more and having a minimum square footage of five hundred square foot of living space;
- B. Manufactured housing, modular housing or kit housing with a new sales price combined with building permit value of fifty thousand dollars or more, installed on a permanent foundation and converted to real property pursuant to NRS 361.244;
- C. Parks, recreational areas, churches, public uses, utility serving centers, child care facilities other than home occupations, public and religious schools, libraries, (but not including hospitals), provided all such facilities are set back at least fifteen feet from all property lines and subject to the issuance of a special use permit; or
- D. Home occupations subject to issuance of a home occupation special use permit.

(Ord. 2005-16 § 1, 2006: Ord. 94-4 § 12.05.04 (part), 1994)

17.40.020 Area and width requirements.

The required area and width for the R-1 district are as follows: six thousand square feet minimum area, fifty feet minimum width. All corner lots shall have a minimum width of seventy feet and a minimum size of seven thousand square feet. There may be one or more single-family dwellings on a lot or parcel having an area in excess of twelve thousand square feet, provided there is not less than six thousand square feet for each unit and that such structures are no less than ten feet apart.

(Ord. 94-4 § 12.05.04 (part), 1994)

17.40.030 Setback requirements.

Setback regulations in the R-1 district are as follows:

- A. Front. Structures shall be located no less than fifteen feet from the front property line.
- B. Side. The minimum side yard for each main structure shall be five feet for each side.

- C. Rear. The minimum rear yard for each main structure shall be ten feet.
- D. Detached Accessory Structures. No detached accessory structure may be located closer than five feet to any side or rear property line, nor between the front property line and the main structure.
- E. Walls, Fences and Obstructions to Vision. Walls or fences not over eight feet in height may be built up to and including lot lines except in required front yard area. However, there shall be no obstruction to vision between two feet and eight feet above curb level within twenty feet of the intersection of two street right-of-way lines on any corner lot.

(Ord. 94-4 § 12.05.04 (part), 1994)

17.40.040 Building height regulations.

Buildings may be erected up to twenty-six feet in height from grade. Flag poles, radio and television antennas, satellite dishes, and similar installations over thirty feet in height are subject to issuance of a special use permit.

(Ord. 94-4 § 12.05.04 (part), 1994)

17.40.050 Manufactured housing.

It shall be permissible to erect, place and maintain manufactured housing on a lot within R-1 zoning provided said lot has the otherwise required area and width and subject to the following requirements:

- A. Minimum width of structure shall be twenty feet;
- B. Structures shall have a minimum of nine hundred sixty square feet of living space;
- C. Structures shall be placed on a permanent foundation meeting Uniform Building Code standards and shall be converted to real property pursuant to NRS 361.244;
- D. Structures shall have a new sales price combined with building permit values of fifty thousand dollars or more;
- E. In addition to foundation requirements, the structure must be certified by the Nevada Division of Manufactured Housing.

(Ord. 2005-16 § 2, 2006: Ord. 94-4 § 12.05.04 (part), 1994)