

17.44.190: SITE DEVELOPMENT STANDARDS FOR ALL RESIDENTIAL ZONES:

A. Single-Family Dwellings:

	A-1	A-1-R	R-1-15
Minimum lot area	43,560 sq. ft.	43,560 sq. ft.	15,000 sq. ft.
Minimum lot width measured at a distance of 30 feet back from the front property line	150 ft.	115 ft.	100 ft.
Minimum lot width for corner lots (on both sides facing street)	150 ft.		115 ft.

		All Residential Zones
		All Residential Zones
Minimum setbacks from property line ¹ :		
Side total		24 ft.
Side minimum		10 ft.
Interior side (corner)		15 ft.
Front: city road		30 ft.
Front: state road		40 ft.
Rear		30 ft.
Side facing street (corner)		20 ft.
Rear (corner)		15 ft.
Height of buildings:		
Minimum height		8 ft. or 1 story, whichever is greater
Maximum height		35 ft.
Size of buildings	The ground floor area of any single-family dwelling shall be not less than 900 square feet for multilevel housing and 1,200 square feet for rambler style housing exclusive of open porches, carports and garages	

Note:

1. Setback is measured from the foundation wall, carport support posts or the edge of a doublewide parking pad.
2. For lots located within a cul-de-sac, the required front setback shall be measured from a line drawn between the intersections of each side property line with the front property line.

B. Accessory Buildings:

		All Residential Zones
		All Residential Zones
Minimum setbacks from property line:		
Front or side facing street: city road		30 ft.
Front or side facing street: state road		40 ft.
Rear		4 ft. for structures 14 ft. or less in peak height. For structures in excess of 14 ft. in peak height, the setback is 4 ft. plus 1 ft. for each foot or portion thereof in excess of 14 ft in peak height.
Side		4 ft. for structures 14 ft. or less in peak height. For structures in excess of 14 ft. in peak height the setback is 4 ft. plus 1 ft. for each foot or portion thereof in excess of 14 ft in peak height.
Height of buildings:		
Minimum height (at peak)		8 ft.

	Maximum height (at peak)	20 ft. on lots less than 1 acre 25 ft. on lots 1 acre and larger
	Maximum height (exterior walls)	15 ft. on lots less than 1 acre 18 ft. on lots 1 acre and larger

C. Additional Accessory Building Requirements: In no case may an accessory building or group of accessory buildings on the same lot cover more than twenty percent (20%) of a rear yard or any portion of a building extend beyond property lines.

Carports and other detached accessory buildings not having walls shall follow the defined minimum setbacks.

Accessory buildings built forward of the rear build line of the main dwelling shall have an architectural style, building materials, and color compatible and consistent with the architectural style, building materials, and color of the main dwelling. Minimum setbacks shall be maintained between buildings and from property lines.

Accessory buildings with a footprint larger than two thousand (2,000) square feet require a conditional use permit and may require additional setback and/or height limits.

In no case shall the construction of an accessory building be commenced previous to twenty-five percent (25%) completion of the primary residence on the same lot as determined by the Farr West City building official.

D. Main Buildings Other Than Dwellings: (For churches, schools, clubhouses, civic centers, etc., see section 17.08.010, "Definitions", of this title.)

		All Residential Zones
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Minimum setbacks from property line:		
	Side total	24 ft.
	Side minimum	10 ft.
	Interior side (corner)	15 ft.
	Front: City road	30 ft.
	Front: State road	40 ft.
	Side facing street (corner)	20 ft.
	Rear	10 ft.
	Rear (corner)	10 ft.
Height of buildings:		
	Minimum height	8 ft. or 1 story, whichever is greater
	Maximum height	35 ft.

(Ord. 20-07: Ord. 19-04: Ord. 2018-03: Ord. 15-05: Ord. 2014-02; Ord. 21-14, 11-18-2021)