

# R-1-A District

Permitted Uses Per Table 4-2		
Permitted Uses	Conditional Uses	Accessory Uses
One-unit Dwelling	Athletic Field	General Accessory Uses *
Group Home – Small *	Community Garden	Accessory Dwelling Unit *
Assembly, Neighborhood (< 300 capacity / < 1 ac.)	Tower Structure	Home Occupation *
Civic and Institutional Buildings, Government and City	Utility – Minor (principal use)	Home Care *
Library, public	Dependent care	Short Term Rental *
School		Minor Utility Facility *
Park, Trail, Civic Space (See 16-3-2)		Outdoor Storage, Residential *
Alternative Tower Structure		Temporary Uses *
Antenna		

\* Additional Specific Use Standards apply, see EMC § 16-4-3

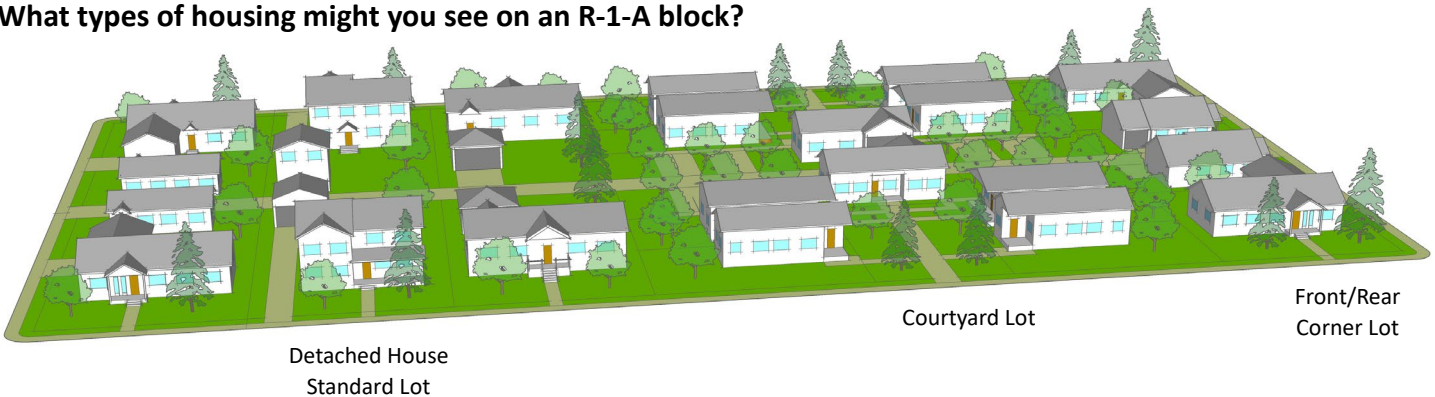
## Primary building types and lot configurations allowed in the R-1-A district.

### Excerpt from Table 5-2: Residential Building and Lot Standards

Building Type	# of Units		Minimum Lot Standards			Building Standards			
	Principal	ADU [2]	Area	Width	Lot Coverage	Height	Setbacks		
							Front [3]	Side	Rear
<b>R-1-A</b>									
Detached House	1	1	9K	75'	40%	30'	25'	7'	20'
Detached House – Front Corner Lot [1]	1	-	6K	75'	50%	30'	25'	5'	5'
Detached House – Rear Corner Lot [1]	1	-	3K	40'	50%	25'	10'	5'	5'
Detached House – Courtyard Lot [1]	1	-	3K	25'	60%	25'	5' – 25'	3'	10'

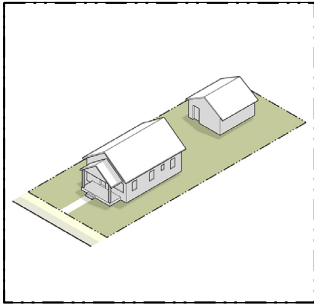
- [1] Building type is only allowed in limited locations and the lot dimension standards apply in conjunction with the additional criteria in EMC § 16-5-3.C.2.
- [2] Accessory dwelling units (ADUs) are subject to additional site, dimension, design, and operation standards in EMC § 16-4-4.B.
- [3] Front setbacks may be modified on a block by block basis, subject to the frontage design standards in EMC § 16-5-4.B, Frontage Design, and through the administrative adjustment process and criteria in EMC § 16-2-11.

## What types of housing might you see on an R-1-A block?



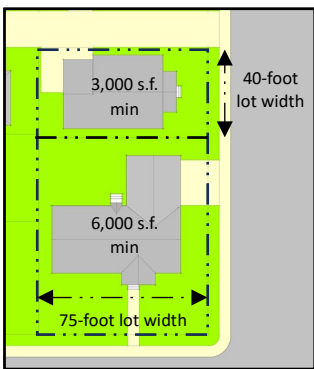
Want to find out what zoning district you live in? Click on our [Online Zoning Map](#), or use your phone and scan here.

# R-1-A District



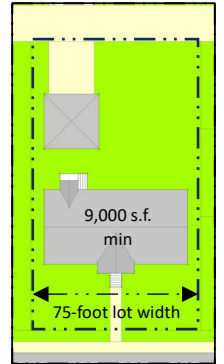
1. Detached House

**1. Detached House** - A residential building designed for one principal dwelling unit situated on a single lot in a neighborhood setting. It may accommodate accessory buildings or an accessory dwelling unit subject to meeting additional criteria, lot standards, and building design standards. Variants of this type are based primarily on the lot size required in different zone districts or development contexts.



3. Front/Rear Corner Lot

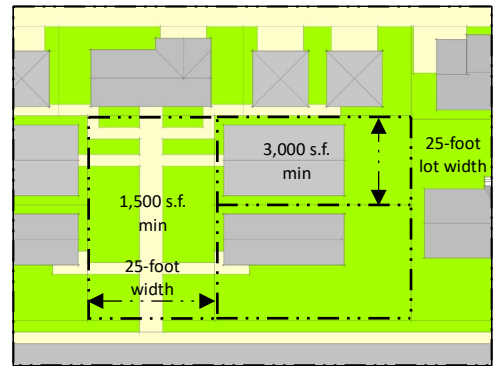
**2. Standard Lot** - A typical configuration for lots within a block with two tiers of lots, each of which front on the long side of the block, including interior lots and corner lots.



2. Standard Lot

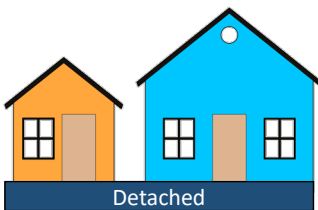
**3. Front/Rear Corner Lot** - A configuration where a corner lot is split into two lots – a larger front corner lot where the building and lot front on the long side of the block consistent with other lots on the block, and a smaller rear corner lot where the building and lot front on the short side of the block.

**4. Courtyard Lot** - A configuration where one or more lots are divided to form multiple smaller lots that are arranged around and front on a common courtyard, serving as the shared frontage for all lots, and providing access to the street front for the entire courtyard pattern.



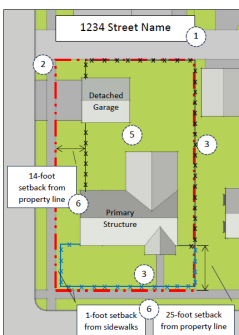
4. Courtyard Lot

## What types of Accessory Dwelling Units (ADUs) are allowed in the R-1-A district?

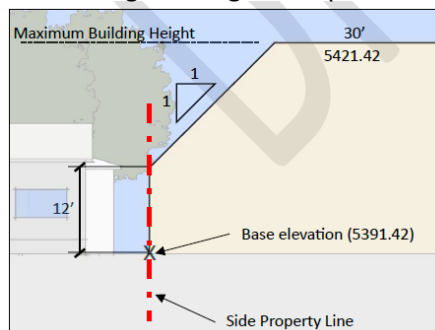


## What else can I learn about?

### Residential Fences



### Zoning Building Envelope



### Home Occupations



Want to find out what zoning district you live in? Click on our [Online Zoning Map](#), or use your phone and scan here.