

The majority of land use in the City of Elk Ridge is low density, single-family, detached dwellings. Most of these dwellings are located in areas zoned R-15000, meaning "one family per dwelling in a residential setting". The purpose of the R-1 zones is to establish and maintain low density single-family neighborhoods that provide persons who reside therein a comfortable, healthy, safe and pleasant environment. Furthermore, the rules below should support the goals of the general plan such as the preservation of housing by allowing for reasonable expansion within limits and for responsible growth. Also, it is the intent of the rules to ensure that development within these zones is harmonious and compatible with the character of existing development patterns in the immediate vicinity including building mass, setback, lot coverage, height, etc. Specific techniques, among others, that shall be applied in approval of all development are:

- A. Graduated height/building envelope rules.
- B. Maximum building footprint coverage percentages.
- C. Maximum height allowances.
- D. Averaging of building setbacks. (

10.14.020: PRIMARY USES:

- A. Primary Uses Allowed: The permitted and conditional uses allowed in the Single-Family Residential (R-1) Zones shall be as set forth in [chapter 10.100](#), "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in [chapter 10.100](#), "Appendix A - Allowed Uses", of this title shall be prohibited.
- B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the Planning Commission as required by section [10.08.040](#) of this title. (Ord. 2012-15, 9-20-2012)

10.14.030: ACCESSORY USES:

Permitted and conditional uses set forth in [chapter 10.100](#), "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by [chapter 10.100](#), "Appendix A - Allowed Uses", of this title.

- A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.
- B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel, except as allowed by section [10.09.020](#) of this title.

C. Specific accessory uses allowed in the Single-Family Residential (R-1) Zones are as set forth in [chapter 10.100](#), "Appendix A - Allowed Uses", of this title.

D. Accessory uses and buildings customarily incidental to a permitted or conditional use may be allowed in the Single-Family Residential (R-1) Zones, provided the total footprint square footage of all accessory buildings does not exceed the maximum square footage as allowed in section [10.14.110](#), chart 10.14.101 of this chapter.

E. Any detached accessory building or buildings incidental to a permitted use where the total footprint square footage exceeds the square footage as allowed in section [10.14.110](#), chart 10.14.101 of this chapter or which measures greater than the footprint of the primary residential structure on lots measuring one acre or less, shall be reviewed by the Planning Commission as a conditional use pursuant to the provisions of section [10.08.040](#) of this title.

F. A guesthouse may be permitted in the Single-Family Residential (R-1) Zones if it meets the following:

1. A maximum footprint of one thousand two hundred (1,200) square feet on lots greater than twenty one thousand seven hundred eighty (21,780) square feet but smaller than forty three thousand five hundred sixty (43,560) square feet.
2. A maximum footprint of two thousand (2,000) square feet on lots greater than forty three thousand five hundred sixty (43,560) square feet.

G. The Planning Commission may approve a conditional use permit for a guesthouse which meets the following:

1. A footprint greater than one thousand two hundred (1,200) square feet on lots larger than twenty one thousand seven hundred eighty (21,780) square feet but smaller than forty three thousand five hundred sixty (43,560) square feet.
2. A footprint greater than two thousand (2,000) square feet on lots larger than forty three thousand five hundred sixty (43,560) square feet.
3. A footprint greater than the footprint of the primary residential structure.

10.14.040: LOT AREAS AND WIDTHS:

- A. The minimum lot area and width requirements for lots on public streets, private lanes and private roads (see [chapter 10.04](#), "Definitions", of this title) for the purpose of subdivision are shown on chart [10.14.041](#) of this section.

CHART 10.14.041

Use	Minimum Area	Minimum Width ¹ (Feet)
Single-family dwellings	20,000 square feet	120
Churches	2.5 acres	200
Schools	5 acres	200

B. The minimum lot areas and widths required for lots on a "private driveway" as defined in [chapter 10.04](#) of this title for the purpose of subdivision are shown on chart [10.14.041](#) of this section, except that portions of a lot less than one-half ($\frac{1}{2}$) the minimum lot width may not be counted toward the minimum lot area.

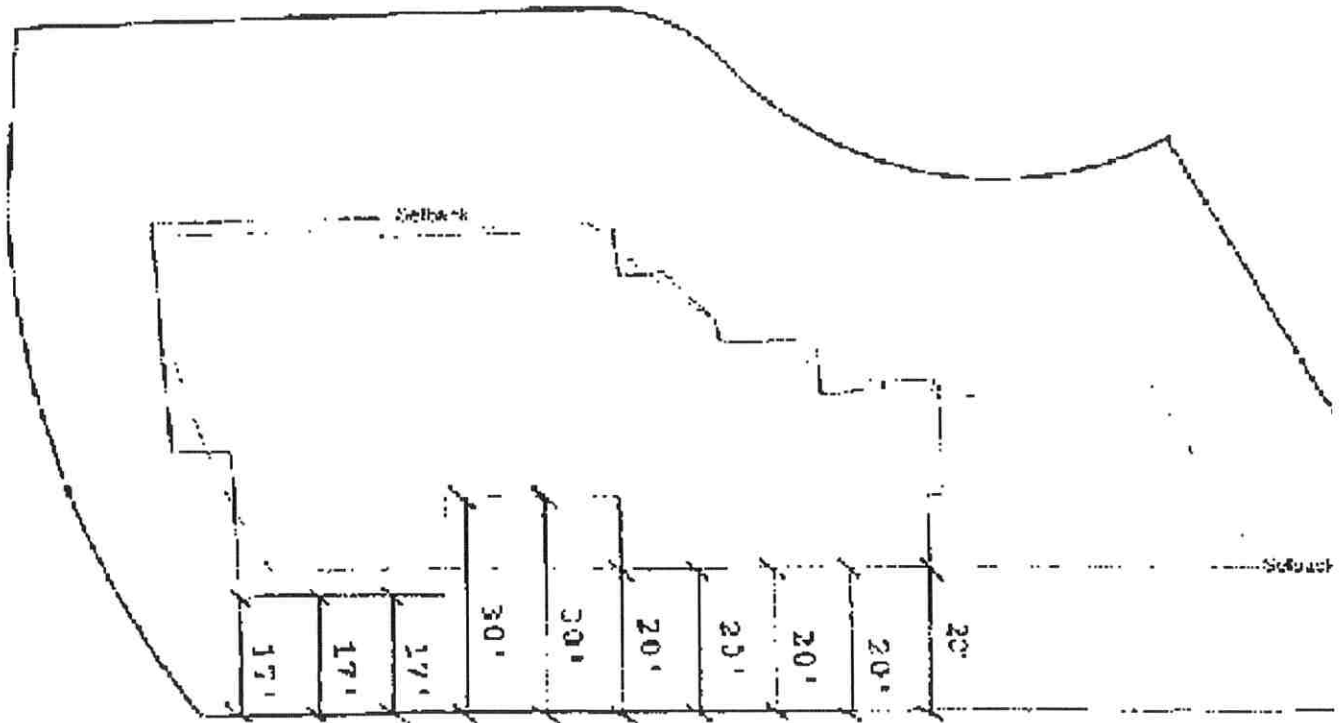
C. For lots fronting on a cul-de-sac, the minimum lot frontage shall be measured at a distance thirty feet (30') from the front lot line and shall be seventy five percent (75%) of the minimum lot width required by chart [10.14.041](#) of this section.

10.14.050: **SETBACKS:**

A. Purpose: The spacing of buildings and structures away from property lines, rights-of-way, physical hazards and natural features such as streams and other buildings, are essential elements of land use planning and of urban design. In particular, **setbacks** may provide for privacy, light, shadow, air movement, passive and active space, vegetation and also contribute directly to physical and psychological well being. **Setbacks** should vary proportionally depending upon the size and shape of the properties and also upon the type of the existing and proposed land use. In some instances **setbacks** should be uniform assuming there is a specific desired outcome for the setback, such as protection of views, public safety, economic development, etc. In other instances, variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and retention of fragile housing stock or other important goals. Due to the evolution of housing styles over the last few decades, the relative high value of land within the community, the desire for architectural creativity, and especially the dramatic increase in average house size, **setbacks** shall be applied within a flexible envelope.

B. Implementation: Averaging of **setbacks** in all yard areas shall be allowed as shown below. Variations across the setback line may not exceed fifteen percent (15%) of the minimums required. Calculation of the average shall require at least ten (10) equally spaced measurements across any one "building line", as defined in section [10.04.040](#) of this title, and shown in figure 10.14.051 of this subsection.

FIGURE 10.14.051



$$20+20+20+20+20+30+30+17+17+17=211/10=21.1 \text{ FT AVERAGE SETBACK}$$

The average setback is calculated using the length of 10 equidistant points along the building line perpendicular to the lot line.

10.14.052: REAR SETBACKS:

The minimum setback requirements for a main building are shown on chart 10.14.053 of this section, except as further limited by the building corridor as defined in section [10.14.071](#) of this chapter.

CHART 10.14.053

Lot Size In Square Feet	Average Rear Setback In Feet	No Point Closer Than: Feet
Less than 10,000	20	17
10,001 to 13,000	22	18
13,001 to 16,000	25	21
16,001 to 19,000	29	24.5
19,001 to 22,000	34	29

22,001 to 25,000	35	29.5
25,001 to 28,000	36	30.5
28,001 to 31,000	37	31.5
31,001 to 34,000	38	32
34,001 to 37,000	39	33
37,001 to 40,000	40	34
40,001 to 49,600	41	34.5
49,601 to 59,200	42	35
59,201 to 68,800	43	36
68,801 to 78,400	44	37
Over 78,400	45	38

10.14.054: FRONT **SETBACKS**:

- A. Purpose: In the City of Elk Ridge, development patterns have been set in neighborhoods by past choices. These choices are reflected in the location of homes with regard to the configuration of individual lots, the age of the houses and the mature vegetation that has been cultivated and added over the years. In order to maintain the unique character of individual neighborhoods, the minimum front setback for main buildings on each street should support and continue that development pattern.
- B. Worksheet Required: The property owner and/or their designee shall calculate the front yard setback as described herein. Results shall be documented by completing the "R-1 Zone Worksheet", on file with the Community Development Department. The completed worksheet shall be signed and submitted with the building permit application and reviewed and verified by the Technical Review Committee as per subsection [10.08.010A](#) of this title, to become part of the permit file.
- C. Front **Setbacks** On Lots 1.5 Acres In Size Or Larger: The minimum front setback for any main building with frontage on a public street shall be forty feet (40').
- D. Front **Setbacks** On Lots Less Than 1.5 Acres: The minimum front setback for any main building with frontage on a public street shall be calculated using an average of the front **setbacks** of each of the main structures on the block face within four (4) adjacent lots, two (2) on each side of the property in question and may include the existing structure on the property in question. The average of each main structure shall be determined on-site by using the shortest and farthest

measurement from the property line to the main structure. Measurements will be verified by the Technical Review Committee. The average calculation shall be further limited by the following:

1. If one or more of the lots required in the averaging calculations is vacant, the front setback for such vacant lots will be determined based upon the average front setback of the main building, if any, that formerly occupied that lot. If the lot has never been occupied, or if the average front setback of the former building cannot be determined, the front setback shall be calculated using a fifth adjacent lot, which the Community Development Director determines would most appropriately reflect the development pattern of the neighborhood in question.
2. Lots fronting on a different street than the subject lot may not be used in computing the average.
3. Lots, on file, with the Community Development Department, for which a front yard variance has been granted by the City of Elk Ridge Appeal Hearings Officer are deemed to be unique to the streetscape and shall not be used in computing the average. In which case the calculation of such lots shall be based upon what the correct setback should have been, omitting the granted variance distance.
4. When the subject lot is a corner lot, the average setback will be computed on the basis of the three (3) adjacent lots on the same street as the subject lot.

E. Front **Setbacks** On Private Rights-Of-Way: The minimum front setback for a main building fronting on a private right-of-way is shown on chart 10.14.055 of this subsection.

CHART 10.14.055

Right-Of-Way Width	Front Setback
Less than 20 feet	30 feet from the centerline of the right-of-way
20 feet and above	20 feet from the right-of-way line

10.14.056: SIDE **SETBACKS**:



- A. The combined **setbacks** for any main structure on a lot in any R-1 zone shall be a minimum of twenty five percent (25%) of the "lot width" (see [chapter 10.04](#), "Definitions", of this title) with no one side setback less than ten percent (10%) of the lot width.
- B. The combined setback for any main structure on a lot measuring twice or more the minimum lot size required by the zone in which it is located shall be a minimum thirty percent (30%) of the "lot width" (see [chapter 10.04](#), "Definitions", of this title) with no one side setback less than fifteen percent (15%) of the lot width. (Ord. 2018-05, 5-17-2018)

10.14.057: CORNER SIDE **SETBACKS**:



The minimum corner side setback for any main structure on a public street, private road or private lane shall be twenty feet (20'). (Ord. 2012-15, 9-20-2012)

10.14.060: SETBACKS ON PRIVATE DRIVEWAYS:

For the purpose of this title, lots fronting on a private driveway shall be deemed as unique from lots on any other street, private road or private lane and shall have setbacks as follows:

A. The minimum setback for any main building on a lot fronting on a "private driveway" (see [chapter 10.04](#), "Definitions", of this title) shall be as follows:

1. A yard abutting the rear yard of an abutting lot shall maintain the minimum rear setback required by section [10.14.052](#) of this chapter; and
2. A yard abutting the side yard of an abutting lot shall maintain the minimum side setback required by section [10.14.056](#) of this chapter. On lots where only one side yard is required, the minimum side setback shall be ten percent (10%) of the lot width.

10.14.065: SETBACKS ON DOUBLE FRONTAGE LOTS:

A. Lots with frontage on two (2) public streets shall be required to provide two (2) front setbacks as required by subsection [10.14.054D](#) of this chapter, except as follows:

1. For lots with frontage on Canyon View Drive, those frontages shall be considered as rear lot lines and shall comply with section [10.14.052](#) of this chapter.