
Chapter 10.12

ONE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT

Sections:

- 10.12.010** **Purpose.**
- 10.12.020** **Class 1 permitted, Class 2 administrative and Class 3 conditional uses.**
- ~~10.12.030~~ ~~Lot size.~~
- ~~10.12.040~~ ~~Designated two-family residential lots.~~

10.12.010 Purpose.

The one-family residential (R-1) zoning district is established to provide for limited mixed-use housing types, which include single-family, duplexes, triplexes, and townhouses, zero lot line, common wall, accessory dwelling units, and cottage developments. Residential development in this zone is limited by a density of the underlying Comprehensive Plan Future Land Use Designation five-dwelling units per gross acre, the underlying zoning district development standards, and the availability of urban governmental services or their potential extension by the proponent to facilitate development at no public cost. Density of the R-1 zoning district is limited to eight dwelling units per gross acre.

The ~~Specifically, the~~ intent of this district is to:

- (1) Provide for an orderly, phased transition from vacant or partially developed land to mixed residential development as defined above;
 - (2) Facilitate coordinated and collaborative public infrastructure investment;
 - (3) Require individual lot connections to municipal water and sewer systems;
 - (4) Require developments to meet the city's minimum urban development standards;
 - (5) Particular emphasis shall be given to ensuring that R-1 uses and land divisions will facilitate future urban development and extension of utilities.
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10.12.020 Class 1 permitted, Class 2 administrative and Class 3 conditional uses.

Class 1 permitted, Class 2 administrative and Class 3 conditional uses as listed in Chapter [10.28](#), Table 10.28A.

10.12.030 Lot size.

(a) ~~Minimum Lot Size. Minimum lot size is the smallest lot size permitted in a particular zoning district when land is subdivided, short platted, resubdivided, or when lot lines are adjusted. No lot shall be created that is smaller than the applicable minimum lot size standard established in the below table.~~

~~1. In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems.~~

~~2. The smaller lot size for zero lot line, attached, and multifamily dwellings does not permit an increase in the maximum number of dwelling units per residential acre. Any lots created for zero lot line, attached, and multifamily dwellings shall be so designated on the face of the plat or short plat.~~

Slope	Lot Development Type/Situation	Water and Sewage System	Minimum Lot Size
<10%	Detached Single Family Dwellings	Municipal water and sewage system	86,000 sq. ft.
>10% <15%	Zero Lot Line Single Family Dwellings	Municipal water and sewage system	410,000 sq. ft.

<u>Slope</u>	<u>Lot Development Type/Situation</u>	<u>Water and Sewage System</u>	<u>Minimum Lot Size</u>
>15% <20%	<u>Common Wall Single-Family Dwellings</u>	Municipal water and sewage system	4,000 sq. ft. 1/2 acre
>20% <25%	<u>Two-Family Dwellings</u>	Municipal water and sewage system	8,000 sq. ft. 1 acre
	<u>Cottage/Cluster Dwellings</u>	Municipal water and sewage system	See section SMC 10.24
	<u>Accessory Dwelling Units</u>	Municipal water and sewage system	See section SMC 10.08.100
>25%	<u>Multi-Family Dwellings and PD Residential</u>	Municipal water and sewage system	5 acres No minimum Density may not exceed maximum density of zone.
	<u>In Floodplain</u>	Municipal water and sewage system	One acre (provided the minimum lot size of the zoning district has a buildable area outside the floodplain, and a plat restriction prohibits development on that portion of the lot in the floodplain)
	<u>Planned Development Lots Inside City Limits Over 200 f.t. from Municipal Water and Sewer</u>	Individual water and individual sewer system	One half acre (a)(1)

Slope	Lot Development Type/Situation	Water and Sewage System	Minimum Lot Size
	<u>Planned Development Lots Inside City Limits – Over 200 f.t. from Municipal Sewer</u>	<u>Public or community water system and individual sewer system</u>	<u>14,500 sq. ft. (a)(1)</u>
	<u>Planned Development Lots Inside City Limits – Over 200 f.t. from Municipal Water</u>	<u>Individual water system and regional or approved community sewer system</u>	<u>No minimum, but lot sizes shall be preapproved by the Yakima Health district prior to submittal (a)(1)</u>

~~(b) Subdivision designs shall ensure that adequate setbacks, buffering of adjoining uses and sensitivity to physical features are achieved. Lot sizes shall be increased to accommodate specific uses, lot coverage, setbacks, access, landscaping and other requirements as provided in this title.~~

~~**10.12.040 — Designated two multi-family (duplex and triplex) residential lots.**~~

~~Within a proposed land division of ten or more lots ten **twenty** percent of the lots may be designated for a future two multi-family dwellings which include duplexes and triplexes. The proposed lot(s) shall be considered by the reviewing body and, once the lot location(s) are approved, the lot(s) shall be clearly identified on the recorded subdivision providing public disclosure of said approval.~~

~~Careful consideration of adjacent properties by the hearing examiner shall be made ensuring harmonious compatibility. All duplex and triplex lots shall be internal to the subdivision/not abutting any external property lines, or shall be separated from existing residential developments by a public street.~~

~~The minimum lot size requirement of any lot(s) designated for a future two-family multi-family dwellings shall be a minimum of ninefour thousand square feet or such minimum lot size based on slope specified in Section 10.12.030.~~