

RESIDENTIAL – SINGLE-FAMILY ZONE DISTRICT (R-1)

Purpose: The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.



The following excerpt from Table 4-2-1 shows the allowable uses for the R-1 zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Zone District >>																A	B	C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)
Dwelling, cluster development	P	P		P	P		P												4-3(B)(2)
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(3)
Dwelling, two-family detached (duplex)		P		P	P		P												4-3(B)(4)
Group Living																			
Community residential facility, small	P	P		P	P	P	P	P	P										4-3(B)(8)
CIVIC AND INSTITUTIONAL USES																			
Community center or library	C	P		P	P	P	P	P	P	C	C	C	C			P		C	4-3(C)(1)
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	CV			P			C	4-3(C)(3)
High school	C	C		C	C	P	P	P	P	P	P	C			P				4-3(C)(4)
Parks and open space	P	P		P	P	P	P	P	P	P	P	C	C	A	P	P	P		4-3(C)(8)
Religious institution	P	P		P	P	P	P	P	P	P	P	CV	CV						4-3(C)(9)
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A		4-3(D)(1)
Food, Beverage, and Indoor Entertainment																			
Residential community amenity	P	P	P	P	P	P	P	P	P									C	4-3(D)(10)
Lodging																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(12)
Outdoor Recreation and Entertainment																			
Residential community amenity	P	P	P	P	P	P	P	P	P									A	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)
Retail Sales																			
INDUSTRIAL USES																			
Telecommunications, Towers, and Utilities																			
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A			4-3(E)(6)

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	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Zone District >>															A	B	C		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(7)
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Wireless Telecommunications Facility																			
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(E)(10)
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)	
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)	
Dwelling unit, accessory		A		A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)	
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)	
Family care facility	A	A	A	A	A	A	A	A	A									4-3(F)(6)	
Family home daycare	CA	CA	A	CA	A	A	A											4-3(F)(7)	
Garden	A	A	A	A	A	A	A	A	A	A	A	A				A			
Hobby breeder	A	A	A	A														4-3(F)(8)	
Home occupation	A	A	A	A	A	A	A	A	A									4-3(F)(9)	
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(F)(11)	
Parking of non-commercial vehicle	A	A	A	A	A	A												4-3(F)(15)	
Parking of recreational vehicle, boat, and/or recreational trailer	A	A	A	A	A	A												4-3(F)(16)	
Second kitchen in a dwelling	A	A	A	A	A	A												4-3(F)(17)	
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A									4-3(F)(19)	
TEMPORARY USES																			
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(2)	
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(3)	
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T			T	T	T		4-3(G)(4)	
Garage or yard sale	T	T	T	T	T	T												4-3(G)(5)	
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)	