

Chapter 17.20 LOW RESIDENTIAL DISTRICT (R-L)*

Sections:

17.20.010 Purpose.

17.20.020 Permitted, accessory, conditional and prohibited uses.

17.20.030 Standards.

* Prior legislation: 99-025 and 01-062.

17.20.010 Purpose.

The R-L district is intended to preserve residential neighborhoods, promote efficient use of land within such neighborhoods, protect the community water system and to encourage development of land areas in accordance with the comprehensive plan and any subsequent sub-area plans. (Ord. 07-093 § 1).

17.20.020 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 17.40 RIMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after the provisions of this chapter and all other applicable city of Rock Island rules and regulations are complied with. (Ord. 07-093 § 1).

17.20.030 Standards.

All development in this zone shall meet all of the applicable provisions and requirements of this title and the RIMC, including the following:

- A. Maximum density: two dwelling units per acre, except as provided in Chapter 17.38 RIMC; upon installation of a sanitary sewer system the density shall be five units per acre;
- B. Minimum lot size, single-family or duplex dwelling: 20,000 square feet, except as provided in Chapter 17.38 RIMC; upon installation of a sanitary sewer system the minimum shall be 8,500 square feet;
- C. Minimum lot width: 60 feet;
- D. Building height: 30 feet, which shall be measured from the average, existing, natural grade of the building perimeter to the ridgeline of the roof;
- E. Lot coverage: 35 percent; and
- F. Yard Requirements.

1. Front Yard.

- a. No building or structure shall be erected closer than 55 feet from the centerline of any public or private street, road or highway, or 25 feet from the front property line, whichever is greater. In residential subdivisions where sidewalks have been installed, the setback shall be 25 feet from the front property line. Corner lots shall be viewed as having two required front yards;

- b. Irregular-shaped lots or lots located on a cul-de-sac shall maintain a front yard setback of 25 feet from the front property line or at the point the subject lot measures 60 feet in width, whichever is greater;
2. Side Yard. No building or portion thereof shall be erected closer than five feet to any side property line;
 3. Rear Yard.
 - a. No building or structure used for residential purposes shall be erected within 15 feet of any rear property line. Corner lots shall maintain one rear yard;
 - b. Detached garages or other detached structures pertinent to any residence may be erected within five feet of any rear property line if said structure is a distance of 10 feet from any residential building and not more than 50 percent of the required rear yard is covered with structures;
 4. Cornices, eaves, gutters, sunshades and other similar architectural features may project not more than two feet into a required yard. Chimneys are considered a part of the structure of the building and are not permitted to project into a required yard; and
 5. No building or structure used as a residence shall be erected closer than 20 feet to a public or private alley. Accessory structures (i.e., carports, garage, etc.) may be erected within 10 feet from a public or private alley.
- G. Livestock/Poultry. The keeping of livestock and poultry is subject to the following provisions:
1. The property ownership is a minimum of two acres in size;
 2. A minimum of one-quarter acre in maintained pasture is provided per hoofed animal. Pasture shall be defined as that area which is enclosed within a perimeter fence and shall not include that portion of the property used for residential purposes. Pasture areas shall be maintained with a permanent uniform top cover (vegetation) and shall not include noxious weeds;
 3. Twelve poultry per acre not to exceed a maximum of 36 per property ownership;
 4. The property shall be maintained in a clean, sanitary condition so as to be free from offensive odors, fly breeding, dust and general nuisances, and to be in compliance with the Chelan-Douglas health district regulations; and
 5. Adequate measures shall be taken for proper and regular disposal of animal wastes. Accumulation of animal waste shall be prohibited from being stored closer than 100 feet from any property line, domestic and/or irrigation well.
- H. Accessory Buildings and Structures.
1. Attached garages shall accommodate no more than four vehicles;
 2. Detached accessory structures shall not exceed a cumulative total of 2,000 square feet of gross floor area.
- I. Adult family homes shall provide proof of current Washington State adult family home license and shall obtain an annual city of Rock Island business license.
- J. Family home day-care providers shall provide proof of current Washington State license and shall obtain an annual city of Rock Island business license. (Ord. 07-093 § 1).

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