G. Zone Specific Development Standards

1. R-1 Zone.

a. ***Yard Requirements***

iv. **One Time Additions.** An addition of 500 square feet or less may be permitted within a required side yard. This provision is limited to one time per property and only where the addition continues the plane of the existing building, or where the addition provides a greater setback than the existing building, provided that a minimum side yard of no less than five feet is maintained with the addition. The addition shall also comply with the height limits specified by this ordinance.

v. **Odd Shaped Lots.** For non-rectangular or odd shaped lots with less than required street frontage, the front yard shall be determined to be the portion of the lot that fronts the public street. In such cases, the setbacks for rear and side yards shall be 10 feet.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.20.020 (Home Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

iv. **Land Use Regulations**. If a Conditional Use Permit (Part 1 of Chapter 22.56) application has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit, the following home-based occupations may be permitted:

(A) Classes, provided:

(1) A maximum of four classes may be permitted per calendar week,

(2) One on-site parking space shall be provided on site for each class participant;

(3) No amplified outdoor noise shall be permitted; and

(4) Classes may be permitted between the hours of 9:00 a.m. and 8:00 p.m. Monday through Saturday.

v. **Findings.** In addition to the findings required for a Conditional Use Permit (Part 1 of Chapter 22.56), for any use requiring a Conditional Use Permit the Commission or Hearing Officer shall find that:

(A)The use is in conformance with the residential character;

(B) Any deviation from the prescribed development standards will not create a disruptive effect on the neighborhood; and

(C) The use has substantial neighborhood support. For purposes of this requirement, substantial neighborhood support means at least two-thirds of all written comment letters received from residents, property owners,

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and businesses within the 1,000 foot radius from the property, support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified.

4. **All Commercial Zones.**

b. ***Development Standards***.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail uses, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. For retail or restaurants and other eating establishments on a lot less than 5,000 square feet, no additional parking shall be provided for any new construction or expansion or reuse of an existing structure.

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