

All development in the R-1-S district shall comply with the following standards:

A. Minimum lot size and dimensions:

1. Single-family dwelling:

- a. Minimum lot area: 9,650 square feet.
- b. Minimum lot width: 70 feet.

2. Duplexes:

- a. Minimum lot area: 14,400 square feet.
- b. Minimum lot width: 100 feet.

B. Yard requirements:

- 1. Front yard: 20 feet.
- 2. Rear yard: 15 feet.
- 3. Side yard: five feet, except 10 feet on a street side of a corner lot.

C. Maximum lot coverage: 35 percent.

D. Building height: three stories or 42 feet, whichever is less. (Ord. 1160 NS § 1, 1997).

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Current state building code requires that all homes have at least one "habitable room" of at least 120 square feet, and 70 feet for any additional habitable rooms, with a minimum dimension of 7 feet.

Please refer to the table of uses Chapter 17.12.070 in the Colville Municipal Code at the City of Colville website.