

5.2 R-1 – RESIDENTIAL SINGLE FAMILY DISTRICT

5.2.01 INTENT: This district is intended to provide for low density residential uses consisting of single family and two-family dwelling units and accessory structures.

5.2.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings.
2. Two-family dwellings.
3. Nursery, primary and secondary education.
4. Child care homes.
5. Public uses: including but not limited to public parks, playgrounds, golf courses, recreational uses, fire stations, public utilities and facilities and utility distribution systems.
6. Churches, places of worship and cemeteries.

5.2.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Section 9.11.
2. Accessory uses and structures normally appurtenant to permitted and conditional uses and structures and constructed of similar and/or acceptable building materials.
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Towers and Antenna, including television, amateur radio or land mobile towers under thirty-five (35) feet in height, subject to Section 9.13.

5.2.04 CONDITIONAL USES: A building or premises may be used for the following purpose in the R-1 District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Medical clinics and services.
2. Mortuaries.
3. Child care center.
4. Museum and art galleries.
5. Nursing and retirement homes.
6. Private recreational facilities, playgrounds, golf courses, country clubs, golf driving ranges.
7. Bed and breakfast homes.
8. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of a use similar to the above listed uses.

5.2.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted, or not permissible as conditional uses shall be prohibited from the R-1 District.

5.2.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	6,000	50'	25'	6'	20'	35'
Two Family Dwelling	6,000 per Family	50'	25'	6'	20'	35'
Other Uses	6,000	50'	25'	6'	20'	35'
Accessory Uses			25'	6'**	6'**	35'

* The side yard setback between individual units of two-family dwellings may be reduced to zero, if a one-hour fire rated constructed common wall between units starting at the basement level and continuing through the roof line is maintained.

** Increased to 16 feet if vehicular access from alley, and shall not be located on a recorded easement.

2. Building on corner lots shall provide front yard setbacks as listed above and a street side yard setback of 12.5 feet All requirements of sight triangle shall be met.
3. Building and structures shall not exceed two and one half (2.5) stories in height. Accessory buildings shall not occupy more than fifty percent (50%) of the required area for the rear yard. Attached garages are considered part of principal building.
4. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.2.07 PARKING REGULATIONS: Parking with the R-1 District shall be in accordance with the provisions of this ordinance.