

## ARTICLE 5

### "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

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#### 5.010 PURPOSE AND INTENT

The "R-1" Single-Family Dwelling District is established for the purpose of medium density single-family dwelling control and to allow home occupations, certain public facilities, and certain special uses. This district takes into account areas which were platted into smaller lots during early years of City growth. It is intended that no uses be permitted in this district which will devalue property for residential purposes or to interfere with the health, safety, and order, or general welfare of persons residing in the district. Regulations are intended to control population density and to provide adequate open space around buildings and structures.

#### 5.020 PERMITTED USES

The following uses and structures, and no others, are permitted in the "R-1" District.

1. Single family dwelling.
2. Public parks, playgrounds and recreation areas, and related buildings operated by a public agency.
3. Schools, public and private.
4. Church or similar place of worship.
5. Public libraries, museums or similar public buildings.

#### 5.030 CONDITIONAL USES

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Cemeteries.

2. Health and medical institutions, including convalescent, nursing and rest homes and hospitals.
3. Privately operated country clubs, golf courses, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection there with shall be located not less than 200 feet from any lot in an "R" District.
4. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
5. Sewage treatment plants and lagoons.
6. Telephone transmission equipment buildings.
7. Filtration plants.
8. Railroad right of way.
9. Water reservoirs.
10. Philanthropic and charitable institutions.
11. Day care centers and nursery schools.
12. Houses adapted for alternative uses when the use will enhance the tax value of the property and the neighborhood, and will in no way devalue the property for residential uses. (amended 12-98)
13. All other uses of a similar character as may be determined by the Board of Adjustment.

**5.040 ACCESSORY USES**

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Accessory uses - See Article 13
2. Home occupations - See Article 15

**5.050 LOT SIZE**

Except as otherwise provided in Article 17 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area: 7000 Square Feet
2. Lot Width: 70 Feet
3. Lot Depth: 100 Feet

**5.060 LOT COVERAGE**

The maximum lot coverage by all buildings, principal and accessory, shall not exceed fifty (50) percent.

### 5.070 YARD REQUIREMENTS

Except as otherwise provided in Article 17 of this Ordinance, the following minimums shall apply:

1. Front Yard:
  - A. Thirty (30) Feet
  - B. Where platted lots have a double frontage or located at the intersection of two streets, the required front yard shall be provided on both streets.
  
2. Side Yard:
  - A. One story, and one and one-half stories  
Minimum on Each Side - 7 Feet
  - B. Two and Three stories  
Minimum on Each Side - 9 Feet
  
3. Rear Yard - 35 Feet

### 5.080 HEIGHT REGULATION

Except as otherwise provided in Article 17 of this Ordinance, the following maximum heights shall apply:

1. Principal Structure: 30 Feet
2. Accessory Structure: 15 Feet (*sidewalk ht or to gutter line*)

### 5.090 SIGN REGULATION

See Article 16.

### 5.100 SUPPLEMENTAL DEVELOPMENT STANDARDS

See Article 16.

### EXCEPTIONS AND MODIFICATIONS

See Article 17.