

Title V.

RESIDENTIAL (R-1) DISTRICT

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Section A: Intent.

The general character of the residential district is to consist of single-family attached dwellings, having a lower density and more open living environment. Non-residential uses would be restricted to those community facilities which:

1. May appropriately be located in residential areas to provide educational, recreational, religious, health and other essential services for residents; or
2. Do not create significant objectionable influences in residential areas (home occupations and gardening).

Section B: Use regulations.

In Residential (R-1) districts, the following regulations shall apply, as listed hereafter:

A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other.

1. *Primary use:* Single-family detached dwellings units (low density).
2. *Community facilities:* Municipal facilities and public utility uses directly related to and necessary for services within the zoning district of the city.
3. *Special regulations as discussed in Title XIX.*
4. *Signs as set forth in Title XVII.*
5. The following uses, and no others, may be allowed by special exception:
 - a. Cemeteries.
 - b. Churches.
 - c. Municipal facilities and public utilities.
 - d. Parks and playgrounds (public).
 - e. Private recreation facilities.
 - f. Schools (public and private).

Section C: Height regulations.

The maximum height of buildings erected or enlarged in this district shall be thirty-five (35) feet, not exceeding two and one-half (2½) stories.

Section D: Area, width and yard regulations.

1. *Minimum lot area and width.* A lot area of not less than eleven thousand two hundred (11,200) square feet and a lot width of not less than eighty (80) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this district.

2. *Front yard.* There shall be a front yard on each lot, the depth of which shall be not less than thirty-five (35) feet and all residential units shall have a uniform alignment.

3. *Side yards.*

- a. On each interior lot, there shall be two (2) side yards having a width of not less than six (6) feet on each side.
- b. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than twenty-five (25) feet and the side yard abutting an interior lot, having a width of not less than six (6) feet.
- c. On any lot, in any side yard not abutting the street, a detached private garage may be erected and maintained within the rear quarter of the lot if not closer to the side lot line than five (5) feet.

4. *Rear yard.* There shall be a rear yard on each lot, the depth of which shall be not less than forty-five (45) feet.

5. *Building coverage.* Not more than thirty (30) percent of the area of any lot shall be occupied by buildings.

6. *Building placement.* On any lot a residential structure shall be placed with the main entrance (front door) facing the street on which the lot is located, the lot representing the actual street address. The structure shall not be placed on any lot perpendicular to the street (street address) with the main entrance (front door) facing an adjacent lot on the street.

(Ord. No. 2004-19, 6-3-2004)

Section E. Building size.

1. No building shall be erected for residential purposes having a floor area of less than nine hundred sixty (960) square feet, exclusive of basements, unenclosed porches, terraces, and garages.

2. A detached garage shall not exceed six hundred seventy-six (676) square feet of floor area and shall not exceed fourteen (14) feet in height.

Section F: Off-street parking.

There shall be at least two (2) parking spaces for each single-family dwelling in this zoning district. All other off-street parking requirements for this zoning district shall be in accordance with the provisions set forth in Title XVIII, of this Ordinance.