

RESIDENTIAL USE DISTRICT (R-1)

This district is intended to include the quiet residential neighborhoods characterized by single—family homes on large lots, plus certain areas where similar residential development is likely to occur.

A. Permitted Uses

1. Single—family structures, detached
2. Customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted for gain. Any accessory building shall be located on the same lot with the principal building.
3. Municipal Uses

B. Uses Permitted on Review by the Planning Commission

1. Churches and other religious institutions and their accessory buildings and uses, including a church bulletin board or sign, not exceeding 15 square feet in area attached to the main building or located behind the front building line on the same lot with a church building.
2. Public parks and playgrounds and other municipal recreational use.
3. Public and private schools offering a general education course.
4. A parking lot used to service uses permitted in the district.
5. General purpose farm, garden, or nursery, provided however, that no odor or dust—producing substance or use shall be permitted within 100 feet of any property line.

C. Procedure for Review of Special Uses by the Planning Commission

Please refer to the separate information page for SUP Procedures.

D. Lot Area

1. One—family dwelling: Minimum~8,000 square feet.
2. Churches: 25,000 square feet or 225 square feet times maximum seating capacity, whichever is greater.

- E. Yard Requirements. Each lot shall have front, side, and rear yards not less than the depth or widths following.
1. Front yard depth: 25 feet from property line or 50 feet from center line of existing right—of—way, whichever is greater.
 2. Side yard width: Minimum 10 feet from each property line, except that churches shall provide 50 feet from each property line.
 3. Yard on side street: Same as front yard.
 4. Rear yard depth: Minimum of 25 feet from property line or center of alley, where one exists, except that churches shall provide 50 feet from the property line when not abutting a street right—of—way. Otherwise, rear yard requirements for churches shall be the same as for the front yard.
- F. Width
1. Minimum width of a lot at the front yard line or building line shall be 75 feet for one—family dwelling.
- G. Height
1. Maximum height shall be two and one—half stories and not to exceed 35 feet.
 2. Churches may be built higher than 35 feet with the permission of the Planning Commission.
- H. Structure Coverage
1. On any lot, the area occupied by structures, including accessory structures, shall not exceed 40 percent of the total area of such lot.
- I. Off—street Parking See Chapter V.
- J. Sign Requirements
1. No sign or advertising displays are permitted except that one sign not exceeding 12 square feet in area may be erected to advertise the entire premises as being for sale or rent; and that a bulletin display not exceeding 15 square feet may be maintained in the front yard of a church.
 2. The location of such signs shall be off any street right—of—way.