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## **SECTION 27. R-1 Single Family Residential District.**

27.1. Permitted Uses. The R-1 district is intended primarily for Single-family detached dwellings at densities of approximately three (3) dwelling units per acre. Other uses necessary to meet educational, governmental, religious, recreation and other neighborhood needs are permitted or allowed as conditional uses subject to restrictions intended to preserve the residential character of the district are as follows:

- A. Single family detached dwellings, one dwelling per lot.
- B. Residential group homes, (per consent of a public hearing).
- C. Family day care homes.
- D. School, elementary and secondary, or development centers for elementary and secondary school-age children with handicaps or development disabilities.
- E. Publicly owned or operated parks, playgrounds, and community buildings.
- F. Home Occupations.
- G. Police and fire stations.
- H. Modular Homes (no single wide).
- I. Duplex dwellings existing at the time this ordinance is adopted.
- J. R-1 only, Chickens—No roosters. (See § 205.190)
- K. May have livestock, no pigs, on two acres or more.

27.2. Conditional Uses. The following uses may be permitted as conditional uses subject to the provisions of this ordinance and approval by the Board of Aldermen:

- A. Museums, public art galleries and libraries.
- B. New Construction of Churches and other places of worship, including parish houses and Sunday Schools, but excluding rescue missions. Such uses shall be located on enough land to provide sufficient area for off-street parking, buffer-yards, and proper site design to lessen impact on adjacent residential areas.
- C. Public utilities and governmental buildings, including transformer stations, pumping stations, elevated water towers, water ground storage tanks, lift stations, but excluding office buildings, garages, and shops, loading yards and warehouses.
- D. Noncommercial, not-for-profit neighborhood facilities, including indoor and outdoor recreation facilities, operated by a neighborhood or community organization or a property owners association.
- E. Bed and Breakfast.
- F. Temporary living quarters apply to all residential and commercial zones allowing a travel trailer to be used as living quarters during construction up to one year if continuous progress is being made. Once work is complete the trailer must be removed and cannot be rented or used as permanent living quarters.

27.3. Lot Size Requirements. (Except Subdivisions)

- A. Minimum Lot area:12,000 square feet
- B. Minimum Lot width:100 feet
- C. Minimum Lot depth:120 feet

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- D. Existing Lot, width:50 feet
  - E. Existing Lot, depth:No depth minimum.

27.4. Height, Bulk, and Open Space Requirements.

- A. Maximum Structure Height:
  - 1. Primary structure:35 feet
  - 2. Accessory structure:16 feet,  
..... except storage buildings, this shall not exceed 10 feet.
- B. Minimum Yard Requirements (additional buffer-yard may be required according to Article X, Screening, Buffering and Landscaping Requirement):
  - 1. Front Yard:25 feet
  - 2. Side Yard:8 feet
  - 3. Rear Yard:25 feet
  - 4. Accessory structure:Side and rear yard setback of 6 feet
  - 5. Existing Lot, front yard:25 feet
  - 6. Existing Lot, side yard:8 feet
  - 7. Existing Lot, rear yard:15 feet
  - 8. In no event shall a structure be erected closer to the right-of-way centerline of an existing or planned street than as established in the following table:

Street classification center line	Required setback from right-of-way
Highway	Per state map feet plus the required
Yard setback arterial	22.5 feet plus the required yard setback
Collector-single family	15 feet plus the required yard setback
Residential collector-all others	20 feet plus the required yard setback
Local residential-single family	12.5 feet plus the required yard setback
Local residential-multi family	15 feet plus the required yard setback

- C. Minimum Floor Space: 1,100 square feet excluding garage.
- D. Minimum Open Space: Not less than 30 percent of the total lot area shall be devoted to open space including required yards and buffer-yards. Open space shall not include areas covered by building, parking areas, driveways or internal streets.

27.5. Parking and Loading Areas. All parking and Loading areas shall be provided in accordance with the requirements set for in Article IX, Parking and Loading Area Requirements.