

Chapter 5

**"R-1" RESIDENTIAL DISTRICT**

Section: 1.05

- 1.0501 Use Regulations
- 1.0502 Special Exceptions
- 1.0503 Site Development Regulations

1.0501 USE REGULATIONS: Within the "R-1" Residential District, unless otherwise provided in this Title, no building or land shall be used for other than one or more of the following purposes:

1. Residential Uses  
Single Family Residential
2. Agricultural Uses  
Horticultural
3. Civic Uses  
Park and Recreation Services  
Local Utility Services

1.0502 SPECIAL EXCEPTIONS: The following uses and structures may be permitted in the "R-1" Residential District subject to the approval of the Board of Adjustment:

1. Residential Uses  
Duplex Residential
2. Agricultural Uses  
Crop Production
3. Civic Uses  
Religious Assembly  
Primary Educational Facilities  
Secondary Educational Facilities

1.0503 SITE DEVELOPMENT REGULATIONS: Each site in the District shall be subject to the following site development regulations.

Feature

Regulation

Lot Area

Minimum lot area, 12,000 square feet with public water or sewer

Minimum lot area, 20,000 square feet without public water and sewer

Lot Width	Minimum lot width, 80 feet with public water or sewer
	Minimum lot width, 100 feet without public water or sewer
Height	Maximum height, 35 feet
Front Yard	Minimum required setback, 30 feet
Street Side Yard	Minimum required setback, 30 feet
Interior Side Yard	Minimum required setback, 8 feet
Rear Yard	Minimum required setback, 35 feet

[Section 1.0504 added with Ordinance 193 5/29/90]

1.0504 ALTERNATIVE SITE DEVELOPMENT: The site development regulations of Section 1.0503 shall not apply when all of the following are true:

1. The site is a corner lot which is platted as 55 feet or less in one dimension;
2. There is or was, as of January 1, 1973, a structure built on the lot so platted;
3. The owner of the site owns no other adjacent and vacant lot which could be combined with the corner lot so as to make compliance with the site development regulations of Section 1.0503 practicable; and
4. The property is to be used for a structure similar in function, including density, to that previously located on the property.

In any such case, the following site development regulations shall apply:

<u>Feature</u>	<u>Regulations</u>
Lot Area	Minimum lot area, 4500 square feet
Lot Width	Minimum lot width, 40 feet
Height	Maximum height, 35 feet
Front Yard	Minimum required setback, 20 feet
Street Side Yard	Minimum required setback, 10 feet
Interior Side Yard	Minimum required setback, 7 feet

Rear Yard

Minimum required setback, 25 feet

But in no event shall any structure be placed on the lot which is less conforming with the regulations of Section 1.0503 than the structure previously located thereon.