

## **SEC. 10.07 or 152.075 R-1 – SINGLE FAMILY RESIDENCE**

### **Uses Permitted.**

- A. Drainage system, flood control and watershed structure, and erosion control device meeting all City and State standards.
- B. Essential Services – Governmental uses, buildings and storage not industrial in nature.
- C. Public and private educational institutions, limited to elementary, middle or junior high and senior high schools.
- D. Public parks, and public recreation areas.
- E. Religious institutions such as chapels, churches, temples and synagogues.
- F. Single family detached dwellings.
- G. State licensed residential care facility in a single family detached dwelling, of 6 or fewer persons.

### **Accessory Uses Permitted.**

- A. Administrative offices, meeting rooms, classrooms and service areas in private and public recreational facilities, the uses of which are incidental and directly related to the primary use.
- B. Day care facilities serving 12 or fewer persons in a single family detached dwelling.
- C. Home occupations in a single family dwelling, as regulated in Sect. 10.26 or 152.380.
- D. Private garages and off-street parking and loading areas, as regulated in Sect. 10.24 or 152.345.

### **Special Uses.**

- A. Bed and Breakfast.
- B. Cemeteries.
- C. Campgrounds.
- D. Essential Services – Public Utility Uses, Transmission Services, Buildings and Storage.
- E. Hospitals, sanatoriums, or philanthropic institutions except correctional institutions and animal hospitals. Any such buildings permitted to be used shall be set back not less than 100' from any lot or street line and that the appearance of the building shall be in appropriate harmony with the residential character of the area and provided that they meet the parking and loading and unloading facilities requirements as set forth for such uses in Sect. 10.24 or 152.345
- F. Outdoor Commercial Recreation, including golf courses, tennis clubs, public swimming pools.
- G. Railroad Right-of-Way.
- H. Two Family Dwellings and Twinhomes, provided they meet the requirements set forth for such uses in the R-2 district.
- I. Wireless Communication Antennas, as regulated by Sect. 10.22 or 152.315.
- J. Daycare centers.

### **District Performance Standards.**

- A. Lot Size (minimum) – 8,400 square feet
- B. Lot Width (minimum) – 65 feet
- C. Lot Depth (minimum) – 120 feet
- D. Front property line setback – 30 feet. On corner lots, the second front property line setback (minimum) – 15 feet
- E. Rear property line setback – 25 feet (private garage exempt).
- F. Side yard setback –
  - a. lots of 100' in width or more – 10 feet
  - b. lots of less than 100' in width – 6 feet
  - c. detached private garages from alley and side or rear property lines – no less than 3 feet
- G. Maximum impervious lot coverage – 40%
- H. Maximum Building Height – 35' from average grade
- I. Minimum Dwelling Size – 900 sq.ft. of finished floor area.

Residential Accessory buildings: Residential Accessory Structures are subject to the following:

1. In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects the requirement of this ordinance applicable to the main building.
2. A detached accessory building shall not be located in any required front or side yard.
3. Properties under ten thousand (10,000) square feet in area are allowed up to one thousand (1,000) square feet of accessory building area. Properties having lot areas of ten thousand (10,000) square feet or greater are allowed up to one thousand five hundred (1500) square feet in accessory building area. The accessory building area includes all garages, sheds or other buildings on the property. The above mentioned maximum allowable areas govern only when other more restrictive regulations are met (impervious coverage, setbacks, etc..)
4. Rear property line setback – 25 feet (private garage exempt).
5. Side yard setback –
  - a. lots of 100' in width or more – 10 feet
  - b. lots of less than 100' in width – 6 feet
  - c. detached private garages from alley and side or rear property lines – no less than 3 feet
6. Maximum impervious lot coverage – 40% (this includes patios, driveways, decks, buildings)