

Section 4-3 SINGLE FAMILY RESIDENTIAL DISTRICT - R-1

4-3.1 INTENT

The R-1 Single Family Residential District is intended to preserve and stabilize single-family dwellings and neighborhoods that were developed at a low density and for persons having different social needs and incomes. The regulations are also intended to promote the development of new single-family dwellings and to protect such neighborhoods from uses and developments which are incompatible or disruptive to the nature of this district.

4-3.2 PERMITTED USES

DETACHED, SINGLE-FAMILY DWELLINGS

LIBRARY

4-3.3 SPECIAL USES

CHURCHES and other places of formal worship

DAY CARE CENTERS: Day Family Care Home

GROUP HOMES: Family Group Home

SCHOOLS: Pre-school, Kindergarten, Elementary, Junior and Senior High

4-3.4 LOT & STRUCTURE REQUIREMENTS

In districts zoned R-1, only one principal building shall be erected on any lot. Every principal building erected in the R-1 District shall conform to the requirements given below.

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| A) Minimum Lot Area | 10,000 Sq. Ft. |
| B) Minimum Lot Width | |
| 1) At the established building line | 75 Feet |
| C) Minimum Lot Depth | None |
| D) Minimum Set Backs: | |
| 1) From front lot line | 30 Feet |
| 2) From any side lot line | 10 Feet |
| 3) From rear lot line | 30 Feet |
| 4) From principal structure on adjacent lot | 20 Feet |
| 5) From corner lot line on both street frontages | 30 Feet |
| 6) Accessory buildings | |
| a) From principal building | 10 Feet |
| b) From rear lot line | 8 Feet |
| c) From side lot line | 5 Feet |
| d) Maximum structure height | 15 Feet |
| e) Maximum percentage of rear yard coverage | 30% |
| f) Limit two (2) per lot | |
| g) Distance between structures | 5 Feet (Ord. 14-06) |
| E) Maximum Structure Height | 35 Feet |
| F) Maximum Floor Area Ratio | 0.5 |

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| G) Maximum Percentage of Lot Coverage | |
| - Including accessory buildings | 30% |
| - No accessory structure shall exceed 70% of the Gross Floor Area of the dwelling structure. (Ord. 01-8) | |
| H) Minimum Floor Area per Dwelling Unit - Total | 1,250 Sq. Ft. Ground Level(Ord. 01-8) |

4-3.5 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS

4-3.5(A) Location:

A) Parking spaces accessory to dwellings located in this district shall be located on the same lot as the dwelling. Such parking spaces shall not be located in any required front yard except in a driveway, but may be located in the side or rear yards.

B) All parking spaces accessory to permitted non-dwelling uses located in this district generally shall be located on the same lot as the use serviced. However, such parking facilities may be located on another parcel within two-hundred feet of the use served if the "same lot" requirement is not feasible.

C) No commercial vehicle exceeding one ton cargo capacity shall be parked anywhere in this district except for normal loading, unloading, and service calls.

4-3.5(B) Minimum Required Number of Spaces:

All dwellings located within this district shall have a minimum of two parking spaces per dwelling unit. No loading space is required.

Any uses developed within this district are required to provide parking spaces and loading space as outlined in Article 6.