

## ARTICLE 5. - R1 - ONE-FAMILY RESIDENTIAL DISTRICT MEDIUM DENSITY

## Sec. 9-2.500. - Purpose.

The medium density one-family residential district is established to provide living areas within the City where development is limited to medium density concentrations of one-family dwellings and implement the six dwelling unit per acre density standard of the General Plan.

## Sec. 9-2.501. - Permitted Uses.

(a) The following uses are permitted in an R1 District:

- (1) One-family dwellings; and
- (2) Private garages not to exceed three (3) automobiles in capacity unless the lot size is at least twelve thousand five hundred (12,500) sq. ft., the minimum lot frontage is one hundred (100) ft., and the house size is at least two thousand (2,000) sq. ft., in which event a four-automobile garage is permitted.

(b) For each dwelling unit, the occupant may keep for personal use not more than three (3) generally accepted household pets, such as dogs, cats, small caged birds, and rabbits. Such household pets shall be restrained from doing anything which may be or become an annoyance or nuisance to neighbors or to the neighborhood. No raising, breeding, boarding or kenneling of dogs, cats, small caged birds, or rabbits is permitted. Fish may be kept in aquariums without numerical limit. No bird cage or aviary shall be located outside the structures and within twenty (20) ft. from lot lines or within one hundred (100) feet of a place where food products are stored, manufactured or consumed by the public. No raising, breeding, keeping or maintaining of fauna is permitted.

## Sec. 9-2.502. - Conditional Uses.

The following uses may be permitted in the R1 District with a conditional use permit:

- (a) Electric distribution substations.
- (b) Gas regulator stations.
- (c) Public utility pumping stations and/or elevated pressure tanks, excluding municipally owned.
- (d) Mobile home parks.
- (e) Planned developments.
- (f) Licensed daycare for nine (9) to fourteen (14) children in addition to the residing family.
- (g) Twenty-four-hour care facilities for foster homes, for a maximum of six (6) individuals in addition to the residing family.
- (h)

Five-car garages if the lot size is at least twelve thousand five hundred (12,500) square feet, lot frontage is at least one hundred (100) feet, and the house size is at least two thousand (2,000) square feet.

Sec. 9-2.503. - Site and Structure Requirements.

- (a) The minimum lot area in the R1 District is 6,000 square feet.
- (b) The minimum dimensions of a lot in the R1 District is:

Min. Width	Min. Depth
60 ft.	100 ft.

- (c) Structures shall cover no more than 45% of the lot area in an R1 District.
- (d) Set Back Requirements in the R1 District are:

Front Yard	Side Yard	Rear Yard
25 ft.	5 ft. (single)	5 ft. (single story)
	10 ft. (two story)	10 ft. (two story)
	15 ft. (street corner)	

Residential side yard setbacks along a public street shall allow a building structure to be ten (10) ft. from the property line. A garage with a driveway on a street side yard shall have a setback of fifteen (15) ft.

- (e) One single-family residential unit is permitted on a lot in the R1 District.