

## Sec. 106-318. - R-1 Single-Family Residential District.

- (a) *One-family dwelling district.* This section shall apply in the R-1 Single-Family Residential District unless otherwise provided in this Code.
- (b) *Permitted uses.*
  - (1) A one-family dwelling.
  - (2) Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.
  - (3) Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.
  - (4) Home occupations.
  - (5) Accessory dwelling units subject to the requirements of section 106-37.
- (c) *Conditional uses.* The following uses may be permitted subject to the application for a conditional use permit per division 3 of article II of this chapter.
  - (1) Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges, day care centers, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions.
  - (2) Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes, not including hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases.
  - (3) Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers.
  - (4) Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
  - (5) Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and signs and model home display areas.
  - (6) Lodges, social halls, fraternal organizations operated by a nonprofit organization.
  - (7) Mobilehome parks.
  - (8) Parking lots.
- (d) *Building height.* Building height shall not exceed 35 feet.

- (e) *Site area.* The minimum site area shall be 6,000 feet.
- (f) *Lot frontages.* Each site shall have no less than 60 feet of frontage on a public street, except for those sites fronting on a cul-de-sac or knuckle which may have a frontage of not less than 40 feet.
- (g) *Lot width.* The minimum width of each interior lot shall be no less than 60 feet except as noted in subsection (f) of this section. A corner lot shall be no less than 65 feet in width.
- (h) *Lot depth.* The minimum depth of each lot shall be no less than 100 feet.
- (i) *Site density.* Not more than one dwelling unit shall be permitted on each site.
- (j) *Coverage.* The maximum site area covered by structure, not including swimming pools, shall not exceed 60 percent.
- (k) *Yard requirements.*
  - (1) *Front yard.* The minimum front yard setback shall be 20 feet unless located on a cul-de-sac or knuckle. In this case the minimum setback line shall be determined by scribing a straight line between two points located 20 feet behind the front property line on the side property lines. In no case shall any portion of the setback line be less than 15 feet.
  - (2) *Rear yard.* The minimum rear yard shall be ten feet. Accessory structures may be located in any portion of a required rear yard provided they do not encroach into a utility easement. Further, the drip line of an accessory structure shall not fall outside of the lot on which the accessory structure is installed.
  - (3) *Side yard.* There shall be a side yard on each side of a main building of not less than five feet on one side and not less than ten feet on the other side subject to the following conditions and exceptions:
    - a. On a reversed corner lot, the street side yard shall not be less than one-half the required front yard of the adjoining key lot.
    - b. Where a lot contains a pedestrian easement, all structures shall have a minimum side yard of five feet from the edge of the easement.
    - c. Garages and carports taking direct access from the street shall provide a minimum of 20 feet of parking space between the structure and the front or street side property line. When adjacent to an alley, they shall be no less than 15 feet from centerline of said alley.
    - d. Any land lawfully subdivided prior to January 1, 1974 and having a lot frontage of less than 60 feet as specified in subsection (f) of this section shall not be required to comply with the requirement for a ten-foot side yard. In this case a five-foot side yard is the minimum requirement except as otherwise provided.

(Code 1980, §§ 20-8.1—20-8.12; Ord. No. 84-08, A 8, §§ 801—812; Ord. No. 86-06, §§ 11—13; Ord. No. 92-10, § 6; Ord. No. 04-03, § 15; Ord. No. 04-04, §§ 3, 4; Ord. No. 21-01, §§ 11, 12, 2-3-2021)