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R-1: RESIDENTIAL DISTRICT

The purpose of this district is to provide for certain urban density residential areas the City has now developed primarily with single-family, two-family and multiple family dwellings and where similar development is likely to occur.

4.01 Permitted Uses

Permitted Use	Applicable Standards
Single-family detached dwelling	10.02, 10.04, 10.06, 10.11, 10.12
Single-family attached dwelling (up to 2)	10.02, 10.04, 10.06, 10.11, 10.12 (this includes town homes and duplexes)
Church	10.02, 10.04, 10.06, 10.12 All parking lots shall be eight feet from all residential properties. One freestanding sign as allowed within 10.06.
Library	10.02, 10.04, 10.06, 10.12 All parking lots shall be eight feet from all residential properties. One freestanding sign as allowed within 10.06.
School	10.02, 10.04, 10.06, 10.12 All parking lots shall be eight feet from all residential properties. One freestanding sign as allowed within 10.06.
Neighborhood utility facility	10.02
Electrical substation	10.04, 10.12 An opaque screen, six feet in height, shall be located at all setback lines.
Public service facility	10.02, 10.04, 10.06, 10.12
Public park	10.02, 10.06 One freestanding sign as allowed within 10.06.

Permitted Use	Applicable Standards
Minor home occupation	10.13(A)
Accessory structure (i.e. garage, shed)	10.02, 10.03 (see definition)
Fence	10.09

4.02 Conditional Uses

Conditional Use	Applicable Standards
Multiple-family dwelling (3 or more dwellings)	10.02, 10.04, 10.11, 10.12, 17.01 One freestanding sign allowed as allowed within 10.06.
Major home occupation	10.13(B), 17.01
Group day care	17.01 A safe pickup and drop off area must be provided for the children. All single family standards apply.
Bed and breakfast establishment	10.06, 10.15, 17.01 One freestanding sign as allowed within 10.06.
Group home	17.01 Structure must be a single housekeeping unit. Applicant must provide copy of state agency license.

4.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 10.04). Lot coverage shall not exceed 50% in R-1 Districts.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Single Family Detached	7,500 sq. ft. (per lot)	75 feet see #1, #2	25 feet see #3, #4	7 feet	20 feet	35 feet

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Single Family Attached (up to 2 dwelling units)	9,000 sq. ft./4,000 sq. ft. per unit	90 feet/40 feet per unit feet see #1, #2	25 feet see #3, #4	0' or 7' on nonparty wall side	20 feet	35 feet
Multiple Dwellings (3 or more dwellings)	3,000 sq. ft. per unit	90 feet	25 feet see #3, #4	7 feet	10 feet	55 feet
All other uses	5,000 sq. ft.	50 feet	25 feet see #3, #4	7 feet	20 feet	35 feet

Exceptions

- #1 A residence may be constructed on a lot-of-record which has a lot width of less than 75 feet.
- #2 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right-of-way line shall not be less than 50 feet.
- #3 There shall be a required front yard on each street side of a double-frontage lot. There shall be a required front yard on each street side of a corner lot.
- #4 One required front yard may be reduced to 20 feet on corner lots.
- #5 See also Adjustment to Yard Regulations (Chapter 11) and Non-Conforming and Non-Standard Uses (Chapter 12) for other specific exceptions.