

Sec. 94-10. - R-1 single-family residential district.

- (a) *Purpose.* The R-1 residential district is intended to provide for single-family residential development at a density not to exceed 3.6 dwelling units per net acre and served by municipal sewer and water facilities. This district is intended to provide quiet, pleasant and relatively spacious living area protected from traffic hazards and the intrusion of incompatible land uses.
- (b) *Permitted uses.*
 - (1) Single-family detached dwellings with attached garage.
- (c) *Permitted accessory uses.*
 - (1) Detached garage.
 - (2) Home occupation.
 - (3) Professional office.
 - (4) Uses customarily accessory and incidental to the permitted use.
- (d) *Conditional uses.*
 - (1) Public and semipublic uses, including churches, schools, museums, libraries, parks, playgrounds, utilities, hospitals and cemeteries.
 - (2) Day care nursery.
 - (3) Solar collectors.
 - (4) Lots not served by public sewer.
 - (5) Bed and breakfast establishment.
- (e) *Dimensional requirements.* The following standards apply within the R-1 district:

Lot Size:	
Minimum lot area	10,000 sq. ft.
Minimum lot width	80 ft.
Lot coverage	No building with its accessory buildings shall occupy in excess of 40 percent of an interior lot and 50 percent of a corner lot
Yard Setbacks:	
Minimum front	25 ft.
Minimum rear:	

Principal	25 ft.
Accessory	5 ft.
Minimum side:	
Principal	10 ft.
Accessory	5 ft.
For lots of 50 ft. or less in width, accessory structures may be located within 2 ft. on the side lot lines	
Structure:	
Maximum building height	35 ft.
Floor area	1,000 sq. ft.

(Ord. No. 566-12, § 1, 2-13-2012)