

- **Section 71. - R-1 residential district.**

The regulations of this district are intended to provide low density single-family residential areas with maximum amenities and minimum interference from conflicting uses of land.

Within any R-1 residential district, the following uses shall be permitted:

71.1 Principal uses:

(a)

Single-family dwellings constructed on-site which shall meet the following development standards:

1.

The home has a minimum floor area of 1,800 square feet.

2.

The pitch of the home's roof has a minimum vertical rise of four feet for every 12 feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction or a standing seam metal roof.

3.

The exterior siding consists of brick, masonry, wood, hardboard or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.

4.

The home must be placed on a permanent foundation, either slab or pier, which meets the requirements of the building code. In addition, a curtain, consistent with the siding, unpierced except for the required ventilation and access, must be installed so that it encloses the area under the home to ground level.

5.

The minimum ceiling height for all rooms in the home shall be eight feet on the first floor.

6.

Utility meters for the homes are to be mounted to the structure rather than on a utility pole.

7.

All entrances shall be of a permanent nature, joined with the home, placed on a fixed foundation, with a minimum size of 24 square feet, with steps which lead to the ground level. Both the landing and steps must meet the building code.

(b)

Agricultural uses, except that on lots of two acres or less such uses must be noncommercial, must not include the raising of livestock or poultry and be incidental to the residential use.

(c)

Parks, playgrounds, community centers, swimming pools, golf courses, and other recreational facilities operated on a nonprofit basis.

(d)

Public and private elementary and secondary schools, but not schools primarily engaged in commercial or industrial trade education, provided that all buildings shall be set back at least 50 feet from any property line.

(e)

Public works and public utility facilities such as distribution lines, transmission lines and towers, electric substations, water tanks and towers, pumping stations, water and sewage treatment plants, telephone exchanges, [and] police and fire stations, provided:

(1)

Such facilities are essential to the immediate area.

(2)

No vehicles or materials shall be stored on the premises and no offices shall be permitted, except in the case of fire stations.

(3)

All buildings and facilities shall be set back at least 30 feet from all property lines and shall be designed and landscaped in such a way as to blend in with the surrounding area.

(4)

All dangerous apparatus shall be enclosed by a chainlink fence at least eight feet in height.

(5)

There shall be a densely planted and maintained buffer strip at least ten feet wide along the rear and side lot lines. No such buffer shall, however, extend nearer to a street right-of-way line than the established building setback line of the adjoining lots.

71.2 Accessory uses:

(a)

Customary accessory buildings or uses shall be permitted only in a rear yard. In the case of corner lots no such buildings or structures shall be nearer to the side street line than the side line of the main building and in any event shall be set back at least 40 feet from any side right-of-way line,

(b)

Signs:

(1)

One sign per lot pertaining only to the lease, rent or sale of the property upon which displayed. Such sign shall not exceed six square feet in area. No such sign shall be illuminated.

(2)

Subdivision entrance signs and signs for recreation facilities and schools. Such signs shall be limited to one per lot and shall not exceed 18 square feet in area. Such signs shall be at least 20 feet from the street right-of-way. Such sign may be of the type which is lighted from behind to silhouette letters and figures.

71.3 *Off-street parking requirements.* Off-street parking requirements shall be provided as required in article VI, section 62, of this ordinance.

71.4 *Dimensional requirements.* Within any R-1 residential district as shown on the zoning map, the following dimensional requirements shall be complied with:

(a)

Minimum required lot area for the dwelling unit—18,000 square feet.

(b)

Minimum required lot width—100 feet at the front building line.

(c)

Buildings shall be set back in line with any existing building located in the same block, but in no event less than 50 feet. Where no building exists in the same block, the minimum required building setback line shall be 50 feet. ("Block" shall be construed to mean 500 feet.)

(d)

Minimum required side yard—Ten feet each. Corner lots must have an additional ten feet along the side street line.

(e)

Minimum required rear yard—30 feet.

(f)

Maximum permissible lot coverage. The total ground area covered by the principal building and all accessory buildings shall not exceed 40 percent of the total lot area.

(g)

Height of building shall not exceed 35 feet.

(Ord. of 6-23-1992, § 6)