

ARTICLE A. R-1 RESIDENTIAL ZONE

10-6A-1: OBJECTIVES AND CHARACTERISTICS OF ZONE:

- A. The R-1 residential zone covers the portion of the city which is primarily suited for residential development represented by single-family dwellings, plus parks, playgrounds, schools, churches and other community facilities designed to serve the residents of the zone. The zone is characterized by spacious lots, uncrowded buildings and quiet residential conditions favorable to the rearing of children. Attractive lawn, shrubs, trees and other landscape planting about the house and on the parking strip within the streets are appropriate, and Xeriscaping is also encouraged.
- B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the R-1 residential zone. (Ord. 2007-06, 12-11-2007)

10-6A-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted in the R-1 residential zone upon compliance with requirements as set forth in this title:

"Agriculture" as defined in this title.

Fences:

Nonobscuring fences, walls and hedges within required front or side yard setbacks that front on a street that do not exceed four feet (4') in height.

Obscuring fences, walls and hedges within required front or side yard setbacks that front on a street that do not exceed three feet (3') in height.

All other fences, walls and hedges not exceeding eight feet (8') in height.

Individual and doublewide manufactured homes which comply with the requirements set forth in section 10-12-24 of this title.

Public parks, public recreation grounds, not including privately owned amusement parks or recreation grounds.

Schools and churches.

Single-family dwelling and accessory nondwelling buildings, including a private garage for the storage of vehicles used by persons residing on the premises; greenhouses for private use only; private swimming pools; and arbors.

Temporary buildings and yards for the storage of construction materials and equipment incidental and necessary to construction of uses otherwise permitted in the zone. A permit therefor shall be valid for not more than one year and shall not be renewable for more than two (2) successive periods at the same location. (Ord. 2007-06, 12-11-2007)

10-6A-3: CONDITIONAL USES:

Boarding houses and bed and breakfast establishments.

Home business or professional occupation.

Public utility buildings and facilities.

Rest homes and daycare nurseries which are constructed to resemble residential homes. (Ord. 2007-06, 12-11-2007)

10-6A-4: AREA REQUIREMENTS:

An area of not less than seven thousand five hundred (7,500) square feet shall be designated and maintained for each family dwelling. (Ord. 2007-06, 12-11-2007)

10-6A-5: WIDTH REQUIREMENTS:

The minimum width of any dwelling site shall be seventy feet (70'), measured at a distance of thirty feet (30') back from the street easement line. (Ord. 2007-06, 12-11-2007)

10-6A-6: LOCATION REQUIREMENTS:

A. Front Setback: All buildings and structures shall be set back at least twenty five feet (25') from the nearest street easementline.

B. Side Setback:

1. All dwellings and individual mobile homes shall be set back from the side property line a distance of at least six feet (6'), and the total distance of the two (2) side setbacks shall be at least sixteen feet (16').
2. The minimum side setback for accessory buildings shall be the same as for main building.
3. On corner lots, the side setback from the street easement line for any dwelling, or other main building, or accessory building shall be not less than twenty feet (20').

C. Rear Setback:

1. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet (30').
2. Accessory buildings on interior lots shall be set back not less than six feet (6') from the rear property line.
3. For corner lots, all dwelling and other buildings shall be set back from the fronting street easement line a distance of at least twenty five feet (25').
4. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than six feet (6').
5. Alley rights of way measured from the centerline may be used for setback requirements. (Ord. 2007-06, 12-11-2007)

10-6A-7: HEIGHT:

The maximum height of any building measured from grade to the square of the building shall be twenty feet (20'), and the minimum height of any dwelling shall be nine feet (9'). Where the ground or the square of the building is uneven in height, the average elevation shall apply. Chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height. (Ord. 2007-06, 12-11-2007)

10-6A-8: SIZE OF DWELLINGS:

The ground floor area of any one-family dwelling shall not be less than eight hundred fifty (850) square feet. No single wall shall be less than sixteen feet (16') in length. (Ord. 2007-06, 12-11-2007)

10-6A-9: SPECIAL PROVISIONS:

Any separate building situated within twelve feet (12') from a dwelling or other main building shall be considered as part of the main building and not as an accessory building. (Ord. 2007-06, 12-11-2007)

10-6A-10: SUPPLEMENTARY REGULATIONS:

See also supplementary requirements and procedures applicable within zones, chapter 12 of this title. (Ord. 2007-06, 12-11-2007)