

CHAPTER 56

R-1, URBAN ESTATE SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION

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10-56-1 PURPOSE: The purpose of the R-1, Urban Estate Single Family Residential District is to provide for low density single family detached dwelling units served by municipal sanitary sewer in areas of the City with unique natural features and amenities.

10-56-2 PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-1 District:

- A. Essential services.
- B. Personal wireless service antennas located upon a public structure, as regulated by Chapter 22 of this Ordinance.
- C. Public parks and playgrounds.
- D. Single family detached dwellings.
- E. State licensed residential care facilities serving six (6) or fewer persons.

10-56-3 ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-1 District:

- A. Accessory structures as regulated by Chapter 18 of this Ordinance.
- B. Accessory uses incidental and customary to the uses permitted in Sections 10-56-2, 10-56-3, and 10-56-5 of this Ordinance.
- C. Fences.
- D. Home occupations.

- E. Private garages and off-street parking.
- F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Chapter 22 of this Ordinance.
- H. Recreational vehicles and equipment.
- I. State licensed in-home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

10-56-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-1 District. (Requires a conditional use permit based upon procedures set forth and regulated by Chapter 7 of this Ordinance.)

- A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
 - 1. When abutting a residential use in a residential use district, the property is screened and landscaped in compliance with Chapter 20 of this Ordinance.
 - 2. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.
- B. Personal wireless service towers and antennas not located on a public structure as regulated by Chapter 22 of this Ordinance.
- C. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:
 - 1. Side yards shall be double that required for the district.
 - 2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Chapter 20 of this Ordinance.

3. Adequate off-street parking and access is provided on the site in compliance with Chapter 19 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with Chapter 20 of this Ordinance.
4. Adequate off-street loading and service entrances are provided and regulated where applicable by Chapter 19 of this Ordinance.
5. The provisions of Chapter 6 of this Ordinance are considered and determined to be satisfied.

10-56-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the R-1 District and are governed by Chapter 7 of this Ordinance:

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
 1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation
 - b. Compatibility with present and future land uses in the area.
 - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Farms, farmsteads, and farming.
- C. Interim home occupations as regulated by Chapter 21 of this Ordinance.

10-56-6: LOT AREA AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in an R-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Minimum Lot Sizes:
 1. Minimum Lot Area: Fourteen thousand (14,000) square feet.
 2. Minimum Lot Width: One hundred (100) feet.

- B. Principal Structure Setbacks:
 - 1. Front Yard: Thirty (30) feet.
 - 2. Street Side Yard: Twenty (20) feet.
 - 2. Side Yard: Ten (10) feet house, five (5) feet attached garage.
 - 3. Rear Yard: Thirty (30) feet.
- C. Accessory structure setbacks as regulated by Chapter 18 of this Ordinance.
- D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-56-7: LOT COVERAGE AND HEIGHT: The following lot coverage and height requirements shall be observed in an R-1 District:

- A. Impervious surfaces shall not exceed thirty-five (35) percent of the total lot area.
- B. All residences shall be limited to a maximum height of three (3) stories or thirty-five (35) feet, whichever is less.
- C. Accessory uses as regulated by Chapter 18 of this Ordinance.