

# CHAPTER 25: ZONING

## ARTICLE 6. R-1 DISTRICT, VERY LOW-DENSITY HOUSING

### Sec. 25-22 Purpose.

The purpose of the R-1, Very Low-Density Housing District, is to provide for very low density single-family detached dwelling uses on large lots and directly related complementary uses.

### Sec. 25-23 Uses in the R-1 District.

#### (a) Permitted Uses:

- (1) Single-family detached dwellings connected to public sewer containing not more than one dwelling units, and having direct access to a public street, but not including mobile homes.
- (2) Public recreational facilities, including athletic fields, parks, playgrounds and golf courses.

#### (b) Accessory Uses:

- (1) Private detached garages not exceeding 1,000 square feet.
- (2) Greenhouses and tool sheds related to residential use.
  - a) Accessory buildings may not exceed 200 square feet.
- (3) Private recreational facilities for the use of the residents.
- (4) Exterior storage of one recreational vehicle. (Refer to Sec.25-161 (4)(D))
- (5) Firewood piles which are neatly stacked and free from vermin shall be stored in the rear and side yards only. Such piles of wood must also be elevated at least 4" off the ground.

#### (c) Special Uses:

- (1) Single family detached dwellings not served by public sewer (subject to environmental constraints, as determined by the Public Works Director/City Engineer and the requirements of Sec.25-153 and Sewer Treatment Ordinance #366, Chapter 23, Section 23-36.
- (2) Home occupations according to the following conditions:
  - (a) The home occupation shall be carried on by a member of the family residing in the dwelling unit, provided that the permit may allow not more than one employee who is not part of the family.
  - (b) The home occupation shall be carried on wholly within the principal or accessory structures.

- (c) Noticeable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare shall not be produced.
  - (d) Hours and intensity of operation may be limited and shall be set forth in the Special Use Permit.
  - (e) On-site advertising may be limited or prohibited and any restrictions thereon shall be set forth in the Special Use Permit.
  - (f) If the home occupation requires a license, the restrictions imposed in the Special Use Permit shall become a part of such license; violations of either the license requirements or Special Use Permit shall cause forfeiture of both the license and the special permit.
- (3) Accessory apartments according to the following conditions:
- (a) The apartment will be a complete, separate housekeeping unit that can be isolated from the original unit.
  - (b) Only one apartment will be created within a single-family house.
  - (c) The owner(s) of the residence in which the accessory unit is created shall occupy at least one of the dwelling units on the premises, except for bonafide temporary absences.
  - (d) The accessory apartment shall be designated so that, to the degree reasonably feasible, the appearance of the building remains that of a one-family residence. In general, any new entrances shall be located on the side or in the rear of the building, and any additions shall not increase the square footage of the original house by more than ten (10) percent.
  - (e) The design and size of the apartment conforms to all applicable standards in the health, building, and other codes.
  - (f) At least three (3) off-street parking spaces are available for use by the owner-occupant(s) and tenants(s).
  - (g) The effective period of the special exception use shall be two (2) years. At the end of every two (2) years, renewal shall be automatically granted upon receipt of certification by the City Administrator that the property remains the principal residence of the owner and that all other conditions met at the time of the original application remain unchanged. The City Administrator in his sole discretion, may require a new application and a demonstration of compliance with all conditions necessary for a Special Use Permit.
  - (h) Any other appropriate or more stringent conditions deemed necessary by the City Council to protect public health, safety, and welfare, and the single-family dwelling character of the neighborhood.

- (4) Boarding (house) home - foster children. Restricted to children out of their own homes, age sixteen (16) years or under, cared for twenty-four (24) hours a day. The number to be cared for in one foster child boarding (house) home shall not exceed ten (10), including the foster family's own children.
- (5) Temporary mobile homes on existing home sites when the following conditions are met:
  - (a) The existing home site is at least one acre in size.
  - (b) The mobile home is to be occupied by members of the immediate family owning the home site who demonstrate adequate need to the City Council.
  - (c) All property owners within 150 feet of the subject home-site must be notified of the initial application.
  - (d) The mobile home is screened from view of adjacent property according to City specifications.
  - (e) The mobile home is served by City sewer and water facilities; and
  - (f) The mobile home must be removed from the home site when condition #2, above, no longer exists.
  - (g) Each mobile home permit must be renewed annually by the City Administrator.
- (6) Churches and rectories.
- (7) Kennels containing four (4) or more animals, birds, etc., owned by the occupants.
- (8) Utility substations.
- (9) Private garages and accessory buildings exceeding the number and size requirements as described in Section 25-154, according to the following conditions:
  - (a) The property where the structure is to be located cannot be reduced through subdividing as long as the building remains on the site.
  - (b) The building shall not be of a pole building type construction (defined as a structure that utilizes treated lumber buried in the ground that serves as the building foundation).
  - (c) No door or other access opening shall exceed ten (10) feet in height.
  - (d) The structure shall not be used for commercial or industrial activities, except as allowed by the regulations governing home occupations.
- (10) Domestic radio or satellite antennae which meet accessory structure setback requirements.
- (11) State-certified schools.

**Sec. 25-24 Requirements on Lot Area, Lot Dimensions, and Lot Coverage.**

(a) **Required Lot Area:**

USE	MINIMUM LOT AREA
Single-family residence with public sanitary sewer	15,000 square feet
Single-family residence without public sanitary sewer	5 acres

(b) **Required Lot Dimensions:**

USE	MINIMUM LOT WIDTH	MINIMUM DEPTH
Single-family residence <b>connected</b> to public sanitary sewer.	100 feet	150 feet
Single-family residence <b>not connected</b> to public sanitary sewer	150 feet	200 feet
	<i>Subject to environmental constraints, as determined by the City Engineer.</i>	

(c) **Lot Coverage:**

Not more than 24% of the lot, parcel, or tract of land shall be covered by structures or impervious surfaces in an R-1 zone.

**Sec. 25-25 Requirements on Setbacks, Yards, and Heights.**

(a) **Setbacks and Yards; Principal Structure:**

USE	FRONT SETBACK	INTERIOR SIDE SETBACK	CORNER SETBACK	REAR YARD	BUILDING HEIGHTS
Single-family residence Local Street	30'				
Collector Street	30'	10'	*30'	50'	40'
Minor Arterial St.	40'				
Driveway		10'	30'		
Structure accessory to single family residence, including detached garages in rear yard.	30'	10'	30'	30'	**20'
Civic, cultural & religious instruction, including their accessory use structures	30'	20'	30'	30'	36'

\* *Applies to all districts as Special Use*

\* *\*See Section 25-154 for split elevation lots*

**Sec. 25-26 Minimum Requirements for Single Family Dwellings.**

All single-family dwellings:

- (a) Shall have a width of a least twenty (20) feet, measured at the narrowest dimension regardless of how it is oriented on the lot, and such width shall not include bay window, overhangs, seasonal use rooms, garages or car ports.
- (b) Shall have a completely enclosed, full perimeter foundation which meets the requirements of the State Building Code.

**Sec. 25-27 - 25-28. Reserved.**