

CHAPTER 1055

R-1, SINGLE FAMILY RESIDENTIAL DISTRICT

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1055-1: PURPOSE: The purpose of the R-1, Single Family Residential District is to allow for low density single family residential neighborhoods as guided by the Comprehensive Plan, as well as directly, related complementary uses. A full range of public services and facilities shall be available to R-1 District areas.

1055-2: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in an R-1 District:

- A. Public parks, playgrounds, recreational uses, and directly related buildings and structures.
- B. Residential care facilities serving six (6) or fewer persons in a single-family detached dwelling.
- C. Single-family detached dwellings.

1055-3: PERMITTED ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in an R-1 District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim, and administrative permit in this Section, subject to applicable regulation of this Ordinance.
- B. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.
- C. Daycare facilities serving twelve (12) or fewer persons in a single-family detached dwelling.

- D. Fences as regulated by Chapter 1020 of this Ordinance.
- E. Home offices.
- F. Keeping of animals subject to Chapter 1022 of this Ordinance.
- G. Play and recreational facilities, accessory to an existing permitted use.
- H. Private garages, off-street parking and off-street loading as regulated by Chapter 1019 of this Ordinance.
- I. Recreational vehicles and equipment parking and storage as regulated by Chapter 1016 of this Ordinance.
- J. Secondary or accessory use antennas as regulated by Chapter 1023 of this Ordinance.
- K. Signs as regulated by Chapter 1024 of this Ordinance.
- L. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

1055-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-1 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 1005 of this Ordinance. Besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 1005-3 and 1005-4 of this Ordinance.

- A. Commercial recreation, outdoor provided that:
 - 1. The use will not negatively impact neighboring farming operations or residential uses.
 - 2. The potential traffic generated by such use can be adequately accommodated (both volume and weight) upon the City streets serving the property upon which the use is located.
 - 3. Adequate, improved off-street parking is provided.
- B. Daycare facilities serving thirteen (13) or more persons in a single family detached dwelling, provided that the use complies with the provisions of Chapter 1025 of this Ordinance.

- C. Essential services involving transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, provided that the applicable provisions of Chapter 1026 of this Ordinance are determined to be satisfied.
- D. Government buildings and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that when abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Section 1020-4 of this Ordinance.
- E. Personal wireless service antennas not located on a public structure, or existing tower, provided that the applicable provisions of Chapter 1023 of this Ordinance are determined to be satisfied.
- F. Planned unit development as regulated by Chapter 1010 of this Ordinance.

1055-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in an R-1 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 1006 of this Ordinance:

- A. Satellite TVROs greater than one meter (1 m) in diameter as regulated by Chapter 1023 of this Ordinance.
- B. Special home occupations, as regulated by Chapter 1021 of this Ordinance.
- C. Wind energy conversion systems (WECS), as regulated by Chapter 1029 of this Ordinance.

1055-6: USES BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit in an R-1 District based upon procedures set forth in and regulated by Chapter 1008 of this Ordinance:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 1026 of this Ordinance.
- B. Home occupations, as regulated by Chapter 1021 of this Ordinance.
- C. Model homes as regulated by Chapter 1017 of this Ordinance.
- D. Personal wireless service antennas located upon a public or quasi-public structure or existing tower as regulated by Chapter 1023 of this Ordinance.

E. Temporary structures as regulated by Chapter 1017 of this Ordinance.

1055-7: LOT REQUIREMENTS AND SETBACKS: 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 Area: Ten thousand (10,000) square feet.

B. Minimum Lot Width: Eighty feet (80').

C. Minimum Lot Depth: One hundred twenty feet (120').

D. Minimum Setbacks:

1. Front: Twenty-five feet (25').

2. Side: Ten feet (10').

3. Rear: Twenty feet (20').

1055-8: LOT COVERAGE AND HEIGHT: The following lot coverage and height requirements shall be observed in an R-1 District:

A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty percent (30%).

B. All residences shall be limited to a maximum height of two and one-half (2-1/2) stories or thirty-five feet (35').