

Section 101 R-1 Single-Family Residential District.

This district is designed primarily for medium density single-family dwelling units and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to interfere with the health, safety, order or general welfare of persons residing in the district or to devalue property for residential purposes. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings and residential-design manufactured homes and group homes as defined in Section 2-102.
2. Churches, chapels, temples, and synagogues.
3. Golf courses, including accessory club houses, but not commercial golf driving ranges, pitch and putt or miniature golf courses.
4. Public and private schools: educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like. All such uses must be located on land which is properly platted.

B. Special Uses.

1. Public buildings erected or land used by any agency of the City, County or State government.
2. Cemeteries, private or public.
3. Public and private utility uses as follows: electric and telephone substations, gas regulator stations, pumping stations, and water towers and standpipes. *(See Section 3-103G for lot size and bulk regulations.)*

C. Conditional Uses.

1. Two-family dwellings.
2. **Accessory dwellings.** *(See Section 2-102 for definition.) (See Section 6-102C1 for Home Occupations Permitted.)*
3. Adult care centers for five or more adults, child care centers and preschools.
4. Bed and breakfast homes.
5. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such items as drainage, parking and accessory structures.
6. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Single-family dwellings: 10,000 Square feet.
New Development: 6,300 Square feet.
*Old Town.
 - b. Two-family dwellings: 10,000 Square feet.
New Development: 9,400 Square feet.
*Old Town
 - c. All other permitted uses: 10,000 Square feet.
New Development: 9,400 Square feet.
*Old Town
2. Minimum lot width:
 - a. Single-family dwellings: 75 feet.
New Development: 50 feet.
*Old Town.
 - b. Two-family dwellings: 90 feet.
New Development: 75 feet.
*Old Town
 - c. All other permitted uses: 90 feet.
3. Minimum lot depth: 100 feet.

E. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 25 feet on all sides abutting a street.
 - b. Minimum side yard:
 - (1) Residential buildings: 6 feet on both sides.
 - (2) All other uses: 10 feet.
 - c. Minimum rear yard: 25 feet.
3. Maximum lot coverage: 35%

F. Use limitations.

1. No outdoor storage shall be permitted as defined by Section 2-102.

Note: **Old Town is considered the area of town that was platted prior to January 1, 1974.*