

SECTION 413. "R-1" ZONE, SINGLE FAMILY RESIDENTIAL.

A. PURPOSE.

This district is intended to promote and preserve low density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.

B. PERMITTED USES.

1. One single-family dwelling. Mobile home(s) and manufactured home(s) are prohibited.
2. One Accessory Dwelling Unit, subject to the provisions of Section 404(DD).
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use, subject to the provisions of Section 404(G)(6).
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas.
6. Home occupations.
7. Churches or similar places of worship.
8. Schools: Public and private elementary and high having no room regularly used for housing or sleeping.
9. The keeping of fowl, subject to the standards set out under Section 404(O).

C. CONDITIONAL USES.

1. Unoccupied public utility buildings, structures, or appurtenances for public service use. Development standards in Section 413(D) may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.
2. Temporary home and land sales offices and model homes, provided they are located within the same subdivision as the land or homes that are offered for sale.

3. Hospitals.
4. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 7,500 Sq. ft.
2. Minimum Average Lot Width: 60 ft.
3. Minimum Lot Frontage: 30 ft.
4. Minimum Front Yard: 25 ft.
5. Minimum Side Yard: 7 ft.;
where a side lot line abuts a street, there shall be a side yard of not less than 15 ft.
6. Minimum Rear Yard: 20 ft.
Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of alley.
7. Maximum Building Height: 2.5 stories, but not to exceed 35 ft., except under Conditional Use Permit.
8. In the Old Town Special Planning Area, these development standards may be modified per Section 427 for the applicable Character Area.

C. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

D. SIGNS.

The provisions of Section 405 shall apply.

E. PARKING AND LOADING.

The provisions of Section 406 shall apply.

F. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

G. DESIGN REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

Effective July 16, 2024. Ordinance Number 747.