

§ 141-76. R-1 Residential Districts.

In the R-1 Residential Districts, the following regulations shall apply:

- A. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes, and no other:
- (1) Single-family detached dwelling.
 - (2) Agriculture, including the raising and harvesting of crops and all forms of gardening and other forms of horticultural practices, but not including the keeping of farm animals or poultry.
 - (3) Any one or more of the following uses when authorized as a conditional use by the Board of Adjustment:
 - (a) Place of worship. **[Amended 12-30-2002 by Ord. No. 02-38]**
 - (b) (Reserved) *Editor's Note: Former Subsection A(3)(b), Municipal use, was repealed 12-30-2002 by Ord. No. 02-38. See now § 141-76.1.*
 - (c) Club or lodge, provided that the principal activity shall not be one which is customarily carried on as a business, and provided that all services shall be for members and their guests only.
 - (d) Passenger station for public transportation; telephone central office; and other public utility use.
 - (4) (Reserved) *Editor's Note: Former Subsection A(4), Community center, noncommercial park or recreational use, was repealed 12-30-2002 by Ord. No. 02-38. See now § 141-76.1.*
 - (5) Signs in accordance with the provisions of § 141-86 herein.
 - (6) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.
 - (7) Home occupations.
- B. Height regulations. The maximum height of buildings and other structures erected or enlarged in this district shall be 35 feet, not exceeding 2 1/2 stories.
- C. Area, width, yard and coverage regulations. The following shall apply in this district:
- (1) Minimum lot area and width. A lot area of not less than 9,000 square feet and a lot width of not less than 75 feet at the building line shall be provided for every use permitted in this district.
 - (2) Front yard. There shall be a front yard on each lot the depth of which shall be not less than 35 feet.
 - (3) Side yards:
 - (a) On each interior lot there shall be two side yards having an aggregate width of not less than 30 feet, neither side yard having a width of less than 10 feet.
 - (b) On each corner lot there shall be two side yards, the side yard abutting the street having a width of not less than 10 feet.
 - (c) On any lot, in any side yard not abutting a street or any rear yard, a detached accessory use building or an attached wood deck may be erected within that yard area if not closer to a property line than five feet. **[Amended 2-8-1989 by Ord. No. 89-4]**
 - (4) Rear yard. There shall be a rear yard on each lot the depth of which shall be not less than 40 feet.

(5) Coverage regulations:

- (a) Building coverage. Not more than 35% of the area of any lot shall be occupied by buildings.
- (b) Lot coverage. Not more than 60% of the lot area shall be occupied by building, paving, sidewalks and other impervious materials.