§ 150.06 R1 - SINGLE-FAMILY RESIDENTIAL DISTRICT.

(A) Purpose. The purpose of the R1 Single-Family District is to provide for low density single-family detached residential dwelling units and directly related, complimentary uses.

(B) Permitted uses.

1. Single-family detached dwellings;
2. Residential facilities serving six or fewer persons;
3. Day care facilities serving ten or fewer persons;
4. Essential services;
5. Residential and temporary signs;
6. Home occupations, level 1;
7. Two private garages per dwelling not over 1,200 square feet in floor area;
8. Accessory uses except private garages over 1,200 square feet in floor area;
9. Public parks but no buildings other than toilets and storage sheds.

(C) Conditional uses.

1. Public buildings in connection with parks or neighborhood centers but not offices;
2. Schools (K-12) and churches;
3. One efficiency apartment per dwelling;
4. Land alterations of 400 cubic yards or more;
5. Bed and breakfast facilities;
6. Rental cabins;

(D) Dimensional standards.

1. Lot area: not less than 12,000 square feet;
2. Lot width: not less than 80 feet;
3. Lot depth: not less than 130 feet;
4. Front yard setback: not less than 30 feet;
5. Side yard setback: not less than ten feet;
(6) Rear yard setback: not less than 25 feet;

(7) Building height: not more than two and one-half stories or 35 feet, whichever is lesser;

(8) Private garage height: sidewalls shall not be more than nine feet and the roof pitch shall be no greater than that of the principal dwelling structure;

(9) Maximum sign sizes: residential signs - two square feet;

(10) Dwellings shall be at least 20 feet in width and on a permanent foundation. (Ord. passed 6-3-1997)