

§ 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;
- (7) Bowling alleys.

(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)