

SECTION 405.300: "R-1" SINGLE-FAMILY AND TWO-FAMILY DWELLING DISTRICT

A. Intent and Purpose of District. The "R-1" Single-Family and Two-Family Dwelling District is established for the purpose of low-density, single-family and two-family dwelling control and to allow certain public 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 in the district to accomplish these purposes. This district varies from "R-M" primarily by not allowing manufactured homes, except as stated in Paragraph I.

B. District Regulations. In District "R-1", no structure or land shall be used, and no structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one (1) of the uses listed below in Subsection (C).

C. Permitted Uses.

Dwelling, single-family.

Dwelling, two-family.

Churches.

Publicly owned and operated community buildings.

Public parks and playgrounds.

Public schools and private schools.

Gardens (non-commercial).

Accessory use and buildings, as defined.

Multiple-family dwellings (only by special use permit).

Home occupations, as set forth in Article IV, Section 405.370.

Day care home.

Day care center (only by special use permit).

Manufactured homes are prohibited in this district (except as stated in Paragraph I below) however, modular homes are allowed as single family dwellings only.

D. Intensity of Use Regulations. Every lot or tract of land shall have an area of not less than seven thousand five hundred (7,500) square feet with an average width of not less than sixty (60) feet. (Corner lots shall be not less than eighty (80) feet in width.)

E. Height Regulations. No building shall exceed thirty-five (35) feet in height.

F. Yard Regulations.

1. Front yard.

a. The front yard shall be a minimum of twenty-five (25) feet in depth measured from the front lot line on any street.

b. Where lots have double frontage, the required yard shall be provided on both streets.

c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record at the time of the passage of this regulation need not be reduced to less than thirty-five (35) feet, except where necessary to provide a yard along the side street with a depth of not less than five (5) feet. No accessory building shall project beyond the front yard line on either street.

2. Side yard.

a. There shall be a side yard having a width of not less than eight (8) feet on each side of the principal and accessory residential buildings.

b. Whenever a lot of record existing at the time of the passage of this regulation has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to a width of not less than ten percent (10%) of the width of the lot, but in no instance shall it be less than three (3) feet.

3. Rear yard. There shall be a rear yard having a depth of not less than twenty (20) feet or twenty percent (20%) of the depth of the lot, whichever is smaller.

G. Parking Regulations. Off-street parking is not required in this district for existing structures. Any new structures shall have at least two (2) off-street parking spaces.

H. Square Footage, Foundations and Age. No structure, except accessory use buildings, shall be allowed in this district unless it meets the following minimum requirements: (Manufactured homes as allowed under Paragraph I below have their own minimum requirements and do not fall under these requirements)

1. It shall have at least eight hundred (800) square feet of floor area.

2. It shall have a pitched roof with a slope of at least 5/12.

3. Its width cannot be less than forty percent (40%) of its length or its length cannot be less than forty percent (40%) of its width.

4. It must have a permanent foundation.

I. Grandfather Act. R-1 lots which already have manufactured homes or mobile homes on them, under the grandfather act, may replace that manufactured home or mobile home with another manufactured home which meets the following criteria:

1. The manufactured home must not be more than five (5) years old at the time of placement in the district.

2. The manufactured home must be placed on a permanent foundation.

3. The manufactured home must be a doublewide with at least 864 square feet.
4. The manufactured home must have a roof pitch of at least 4/12 and be shingled.