

Chapter 9 - R-1AA, R-1A, and R-1—SINGLE-FAMILY RESIDENTIAL DISTRICTS

Section 9.01. - Intent.

R-1AA, R-1A, and R-1 Single-Family Residential Districts are established to provide for low density residential development (although allowing a greater density of development than that allowed in R-1AAA Single-Family Residential District). The R-1AA, R-1A, or R-1 districts differ in the density of development allowed by varying the lot area and width and the yard size requirements. Duplexes and other uses designed to serve governmental, educational, religious, recreational, and other immediate needs of this district are allowed as conditional uses, subject to those requirements which provide for the protection of the single-family, low density, residential character of the district.

Section 9.02. - Permitted uses.

- [1] Single-family dwellings.
- [2] Accessory buildings and uses located either on the same lot or parcel of land as the main structure or an adjoining lot or parcel of land under the same ownership and customarily incidental to the permitted or conditional use, provided that the requirements of Section 4.07 are met. (Amended October 22, 1990, ZA90-10-01)
- [3] Fall-out shelters, provided the requirements of Section 23.15 are met.
- [4] Home swimming pool, provided the location is not closer than ten (10) feet to any property line and the pool is enclosed by a wall or fence at least four (4) feet in height.
- [5] Home occupations, provided the requirements of Section 23.01 are met.
- [6] Communication antennas subject to the requirements of Section 23.27. (Added October 13, 1997, ZA97-10-01)
- [7] Day care home, provided the requirements of Section 23.30 are met. (Added July 23, 2007, ZA07-07-03)

(Amended October 28, 1985, ZA85-10-02; Amended October 13, 1997, ZA97-10-01)

Section 9.03. - Conditional uses.

- [1] *Reserved.* (Deleted October 28, 1985, ZA85-10-02)
- [2] Churches and other places of worship and related accessory structures, provided they are located on a lot fronting an arterial or collector street and provided no structure is located within fifty (50) feet of a property line or street right-of-way.
- [3] Kindergartens, playschools, and day care centers, provided the requirements in Section 23.13 are met. (Amended July 23, 2007, ZA07-07-03)
- [4] Private and public schools and libraries, excluding business and trade schools.
- [5] Public utility structures and buildings, excluding communication towers and antennas, provided that the installation is properly screened and serves the immediate area. No office shall be permitted, and no equipment shall be stored on the site. (Amended October 13, 1997, ZA97-10-01)
- [6] Golf, swimming, tennis, or similar clubs and recreational areas, provided that no structure is located within one hundred (100) feet of any property line. The size and intensity of the proposed use as it relates to adjacent land uses shall be a determinative factor.
- [7] Single-family detached and attached residential cluster development in conformance with regulations contained in Section 23.02, provided that by allowing such development adjacent residential areas are not adversely affected.
- [8] Two-family dwellings (duplexes) only in R-1A and R-1 districts, provided the requirements of Section 23.03 are met.
- [9] General farming and horticulture, except that the raising of livestock and poultry shall not be permitted.
- [10] Home swimming pool without a fence.
- [11] Communication towers and antennas subject to the requirements of Section 23.27. (Added October 13, 1997, ZA97-10-01)

Section 9.04. - Lot area requirements for all uses except two-family dwellings (duplexes) and residential cluster developments.

The lot and area requirements set out in this section shall be met for all construction and land uses.

[1] *Minimum lot area:*

		R-1 (Square Feet)	R-1A (Square Feet)	R-1AA (Square Feet)
(a)	With septic tank and well	43,560	43,560	43,560
(b)	With septic tank	10,000	12,000	15,000
(c)	With public sewer	6,000	10,000	14,000

[2] *Minimum lot width at building line:*

		R-1 (Feet)	R-1A (Feet)	R-1AA (Feet)
(a)	With septic tank and well	150	150	150
(b)	With septic tank	75	90	100
(c)	With public sewer	60	70	80

[3] *Maximum lot coverage:*

	Percent
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(a)	R-1	35
(b)	R-1A	25
(c)	R-1AA	25

Section 9.05. - Lot and area requirements for two-family dwellings (duplexes).

The lot and area requirements set out in this section shall be met for all construction and land uses.

[1] *Minimum lot area:*

		<i>R-1</i> (Square Feet)	R-1A (Square Feet)
(a)	With septic tank and well	43,560	43,560
(b)	With septic tank	20,000	20,000
(c)	With public sewer	9,000	15,000

[2] *Minimum lot width at building line:*

		<i>R-1</i> (Feet)	R-1A (Feet)
(a)	With septic tank and well	150	150

(b)	With septic tank	100	100
(c)	With public sewer	75	85

[3] *Maximum lot coverage:*

		<i>Percent</i>
(a)	R-1	35
(b)	R-1A	25

Section 9.06. - Yard requirements (building setback distance).

The following minimum building setback requirements shall be provided for all buildings or structures as measured from (except for residential cluster developments which shall be governed by Section 23.02):

[1] *Arterial and collector street right-of-way lines:*

		<i>R-1</i> (Feet)	R-1A (Feet)	R-1AA (Feet)
(a)	Front yard	40	40	40
(b)	Rear yard	40	40	40
(c)	Side yard	40	40	40

[2] *Minor street right-of-way lines:*

		R-1 (Feet)	R-1A (Feet)	R-1AA (Feet)
(a)	Front yard	25	30	30
(b)	Rear yard	25	30	30
(c)	Side yard	25	30	30

[3] *Interior lot lines:*

		R-1 (Feet)	R-1A (Feet)	R-1AA (Feet)
(a)	Front yard	40	40	40
(where applicable)				
(b)	Rear yard	30	30	40
(c)	Side yard	10	10	10

[4] *Special setbacks see Section 32.09*

Section 9.07. - Building height requirements.

The maximum permitted height for buildings and structures shall be thirty-five (35) feet, except as provided for in Section 4.03.

Section 9.08. - Off-street parking and loading space regulations.

Spaces for off-street parking and provisions for loading and unloading spaces, shall be provided in accordance with the provisions of Chapter 26.

Section 9.09. - Lot area, lot width, yard, setback and parking requirements for residential cluster developments.

All lot area, lot width, yard, setback and parking requirements for residential cluster developments shall be governed by Section 23.02.

Section 9.10. - Signs.

Signs as allowed in this zoning district shall comply with the provisions of Chapter 25.

Section 9.11. - Economic and community development target areas.

The zoning enforcement officer may reduce the minimum standards for residential properties within ECD target areas as specified in Section 23.28.

(Added May 29, 2001, ZA01-05-01)