

### 10-7A-1 Purpose

The purpose of the R-1 Residential District is to set aside land in accordance with the comprehensive plan to preserve and enhance predominantly larger, estate type residential neighborhoods with very low density to prevent overcrowding, to provide open space and to encourage the development of low density areas that are best suited for residential purposes. (Ord. 313-08, 6-9-2008)

### 10-7A-2 Compliance With Provisions

In the R-1 Residential District, no building or premises shall be used nor shall any building or structure hereafter be erected or altered (unless provided by this title) except for one or more of the uses listed in this article in accordance with the standards provided in this article. (Ord. 313-08, 6-9-2008)

### 10-7A-3 Uses Permitted

On property of not less than nine thousand (9,000) square feet with a minimum lot width of seventy five feet (75') frontage on a public street, the following uses are permitted:

City public utility facilities.

Home occupations subject to the regulations outlined in section 10-11-8 of this title.

Nonprofit parks, playgrounds, and recreational facilities.

One single-family dwelling with the usual accessory buildings.

Public or private academic schools.

Temporary buildings and temporary uses necessary for construction purposes for a period not to exceed one year. (Ord. 313-08, 6-9-2008; amd. Ord. 364-2019, 12-9-2019)

### 10-7A-4 Accessory Uses

Accessory uses are permitted if constructed either at the same time or subsequent to the primary allowed building. Such uses shall be limited to one story in height and shall not encroach upon the front or side yard setbacks. (Ord. 313-08, 6-9-2008)

### 10-7A-5 Conditional Uses

The following uses may be considered by the Planning and Zoning Commission in accordance with chapter 3, article A of this title:

Cemetery.

Church.

Daycare center.

Golf courses and driving ranges.

Nonprofit community clubhouse.

Public utility facility. (Ord. 313-08, 6-9-2008)

#### 10-7A-6 Area Requirements

The following site area requirements apply to the R-1 Residential District; except, that where a lot has less area or frontage than required in this section, as shown by an official plat on file in the Office of the County Clerk or shown by the last conveyance of record at the effective date hereof, these regulations shall not prohibit one private dwelling and its accessory buildings on such lot, subject to the setback requirements for this zoning district:

1. The footprint of the primary structure, plus the accessory buildings, shall have a maximum lot coverage of no more than thirty three percent (33%).
2. A minimum of two (2) off street parking spaces per dwelling unit is required. Lots abutting arterial or collector streets shall have alleys to provide off street parking access from the alley to the rear of the lot. Parking of vehicles, RVs, boats, trailers and other recreational items in the front, rear and side setback areas is prohibited.
3. A five foot (5') wide sidewalk shall be required at the edge of the street right-of-way abutting each lot. The lot owner/renter shall be responsible for keeping the sidewalk clear and open for pedestrian traffic and for the maintenance, upkeep and reconstruction of said sidewalk. (Ord. 313-08, 6-9-2008)

#### 10-7A-7 Setback Requirements

1. Front Yard: No building or structure shall be erected nearer than twenty feet (20') from the right-of-way line of the street.
2. Side Yards: No building shall be erected closer than ten feet (10') from any side property line; except corner lots shall maintain a twenty foot (20') side yard adjacent to the street which intersects the street upon which the building fronts.
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 313-08, 6-9-2008)

#### 10-7A-8 Building Height

No building within the R-1 District shall be constructed greater than a height of two (2) stories not to exceed thirty five feet (35'). (Ord. 313-08, 6-9-2008)

### 10-12-3 Location of Parking Spaces

1. An off-street parking lot for uses other than residential uses shall be located on the same lot as the principal use the parking lot serves. When a commercial/business enterprise is using an off-site parking area to satisfy its parking needs, a signed written agreement between the enterprise and the owner of the off-site parking area is required.
2. Off-street parking for residences shall be located on a driveway in the side, rear or front. There shall be no parking in setback areas. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)