

SECTION 53
“R-1” RESIDENTIAL DISTRICT - 1

General Purpose and Description: This district is designed to permit larger single-family detached dwelling units on small lots. The R districts are the preferred zoning districts for new single-family residential land uses.

53.1 Permitted Uses:

- A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in [Section 30](#).

53.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard: Twenty feet (20')[.]
2. Minimum Side Yard: Eight feet (8'); Ten feet (10') on corner adjacent to side street.
3. Minimum Rear Yard: Twenty feet (20')[.]

B. Size of Lots:

1. Minimum Lot Area: Six thousand (6,500) [sic] square feet[.]
2. Minimum Lot Width: Fifty feet (50')[.]
3. Minimum Lot Depth: One hundred feet (100')[.]

C. Minimum Dwelling Size: Two thousand (2,000) square feet[.]

- D. Minimum Parking Required: An enclosed parking area of at least four hundred (400) square feet. This area does not count towards the minimum dwelling size.