
Sec. 10-1-20. R-1 single-family residence district.

A. *Use.* In the R-1 single-family residence district no building or premises shall be used and no building shall hereafter be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses:

- (1) Single-family dwellings meeting the provisions of section 10-1-20.I. of this chapter, including conventionally constructed on-site dwellings, and manufactured homes, but not mobile homes.
- (2) Churches, public libraries, public museums and public art galleries; municipal cemeteries and buildings, except sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards, and penal or correctional institutions and asylums; public recreational and community center buildings and grounds; institutional uses such as private clubs and fraternal organizations on the premises and incidental to a church, all subject to approval by the city council.
- (3) Telephone and utility buildings used to house fixed equipment, lines and transformer stations, provided there be no service garage or storage yard.
- (4) Accessory buildings.
- (5) Not more than three boarders or lodgers not members of the family.
- (6) Railroad right-of-way and passenger depots, not including switching, storage, freight yards or siding.
- (7) Uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business, including home occupations, on the premises.
- (8) Community living arrangements and community-based residential facilities for eight or fewer persons.
- (9) Keeping of chickens and ducks as permitted under section 6-5-22 of the Code.
- (10) Conditional uses.
 - (a) Agriculture.
 - [1] Limited to dairy farms, horse farms, fruit and vegetable farms, greenhouses, plant nurseries, tree nurseries, the keeping of goats, ponies, rabbits, sheep, more than six chickens and ducks, and a bird of prey used for falconry.
 - [2] In considering the keeping of animals and birds, the plan commission and city council shall evaluate factors, such as, but not limited to, parcel size and location, number and size of animals and birds, location of structures such as cages, coops, pens, stables and fencing, odor control, animal waste management and conflicts with deed or covenant restrictions.
 - (b) Barbershop or beauty shop.
 - (c) Community living arrangements and community-based residential facilities for nine or more persons.
 - (d) Conservation subdivision.
 - (e) CPA and other accountants.
 - (f) Day-care center.
 - (g) Golf course.
 - (h) Laundromats.
 - (i) Photographic studio or camera and photographic material shops.

- (j) Professional offices of doctors, dentists, physical therapists, massage therapists or technicians, chiropractors, chiropodists, osteopaths, optometrists, architects, attorneys, professional engineers and land surveyors.
- (k) Public, private and parochial schools, and colleges and universities, including dormitories.
- (l) Real estate or rental agency offices.
- (m) Retail flower stores or shops.
- (n) Retail grocery store and fruit and vegetable stand.

(11) Signs complying with sections 10-4-1 through 10-4-19.

(12) Off-street parking and loading facilities complying with section 10-1-13.

(13) Mobile home parks, provided such parks are approved by the plan commission and the council pursuant to section 10-1-30.

(14) Short Term Rentals, as that term is defined by Section 6-13-1.

B. *Height.* Principal buildings hereafter erected or structurally altered shall not exceed 35 feet in height.

C. *Side yards.* There shall be a side yard on each side of a building.

(1) The sum of the widths of the required side yards shall be as follows:

Lot Width (feet)	Total Side Yard Width (feet)	Minimum Side Yard Width (feet)
Less than 76	15	7
76 to 80	16	8
81 to 85	17	8
86 to 90	20	8
91 to 95	23	8
More than 95	25	8

(2) The width of a corner side yard shall be not less than 50 percent of the setback required on the lots in the rear, except that, where the frontage on a corner lot is to be reversed, no structure shall project beyond the front building line required of the lots in the rear. The buildable width of any lot in this district shall in no case be reduced to less than 24 feet.

D. *Setback.* Unless otherwise provided, there shall be a setback line of not less than 30 feet or one of the following, whichever is less:

(1) Where more than 30 percent of the frontage on one side of a duly recorded subdivided block is occupied by dwelling structures, a majority of which structures have observed or conformed to an average setback line with a variation of no more than six feet, no building shall hereafter be erected or structurally altered so as to project beyond such average setback line.

(2) On corner lots less than 60 feet wide and of record on September 8, 1953, where reversed frontage exists the setback on the side street shall be not less than 50 percent of the setback required on the lot in the rear. No accessory building shall project beyond the setback line of the lots in the rear; provided, further, in no case shall the buildable width of such corner lot be reduced to less than 24 feet.

E. *Rear yard.* There shall be provided a rear yard having a depth of 25 feet for interior lots and 15 feet for corner lots, except that when the dwelling structure is so oriented as to face the long frontage of a corner lot the rear yard may be reduced to seven feet, provided that there is no rear door in the dwelling, and further

provided that an interior side yard not less than 15 feet in width is provided and made accessible by means of a side door leading thereto.

- F. *Vision clearance.* Vision clearance shall be provided on corner lots and at all driveways in accordance with section 10-1-15.
- G. *Lot area per family.*
- (1) Every building hereafter erected or structurally altered shall provide a lot area of not less than 8,400 square feet per family. No such lot shall be less than 70 feet in width, except smaller lots of record on September 8, 1953, may be occupied by one family when the building erected thereon complies with the provisions herein made for side yards, setbacks, rear yards, and vision clearance for such smaller lots.
 - (2) When any building is to be erected or structurally altered on an irregular lot or on a lot entitled to a buildable width of 24 feet on which the provisions as to side yards, front yards, and rear yards cannot be complied with, the zoning administrator shall designate the location of such buildings on such lot in conformity with the spirit of this chapter and the best interests of the public and the owner.
- H. Off-street parking and loading facilities shall be provided in accordance with section 10-1-13.
- I. *Dwelling design and construction.* Dwellings, as defined and permitted by this chapter, shall conform to the following:
- (1) Shall be attached to a permanent foundation meeting the requirements of applicable building code provisions in such manner as to comply with standards for vertical loading, uplift and lateral forces and so designed and constructed that the floor elevation is reasonably compatible with other dwellings in the area.
 - (2) Shall have a minimum area of 800 square feet and be not less than 20 feet in its smallest horizontal dimension exclusive of attached garage, carport or open deck.
 - (3) Shall have any wheels, axles, hitches, tow bars and other equipment necessary for transporting on streets or highways removed when the structure is placed on the foundation.
 - (4) Shall have a double pitched roof having a minimum of three inches of vertical rise per foot of horizontal run.
 - (5) Shall have roof overhang of one-foot minimum measured from the vertical sides of the structure.
 - (6) Shall have roofing material of a type customarily found on conventionally constructed dwellings and buildings, including wood shakes or shingles, asphalt composition shingles, fiberglass composition shingles, metal shingles and standing seam metal but not corrugated metal or corrugated fiberglass.
 - (a) Standing seam metal roofing shall be installed per the manufacturer's specifications.
 - (b) Colors of standing seam roofing are to be applied by the manufacturer. Field applications are prohibited.
 - (c) Installation of standing seam metal roofing shall meet all applicable building codes.
 - (d) Solar roof tiles and shingles shall be installed per the manufacturer's specifications and for the duration of the solar collector system operation.
 - (e) Installation of solar roof tiles and shingles shall meet all applicable building codes.
 - (7) Shall have exterior siding of a type customarily found on conventionally constructed dwellings including wood clapboards, simulated clapboards such as vinyl, metal or Masonite type siding, wood shakes, wood shingles, brick, stone or other masonry-type veneer materials, but not smooth, ribbed or corrugated metal or plastic panels except when part of solar collector systems.

(Amended 3-5-2018; Ord. No. 2022-041, § 1, 3-7-2022; Ord. No. 2022-061, § 1, 4-4-2022; Ord. No. 2023-124, § 2, 7-17-2023; Ord. No. 2023-190, § I, 11-20-2023)

Editor's note(s)—Amended at time of adoption of Code.

State law reference(s)—See title 1, general provisions, Ch. 1-1, Art. III.