

Chapter 234. Land Use and Development

Article VI. Residential Zoning Districts

§ 234-30. Single-Family Residential District (R-1).

A. Purposes.

- (1) Provide sufficient space for low-density, single-family residential development and customary accessory uses.
- (2) Provide for other uses, such as churches and recreational facilities, that are normally compatible with residential uses.

B. Permitted uses and structures. Where a "(D)" appears to the right of a use, a definition for that use can be found in Article II.

(1) Permitted uses.

Dwelling, single-family (D), including modular.

Government facilities and services, local (D).

Park, playground, recreation area, or recreational building, noncommercial (open to the public free of charge).

Public safety facilities (D), including ambulance, fire, homeland security, police, and rescue.

Public utility service lines (D).

(2) Permitted with development plan approval. See § **234-22**.

Government facilities and services, nonlocal (D).

(3) Permitted as conditional uses. See § **234-24**.

Community center (D).

Construction trailer for period not to exceed one year.

Conversion of single-family dwelling to two-family or multiple-family dwelling.

Day-care, family (one to six children) (D).

Day-care, large family (seven to 12 children) (D).

Dwelling, manufactured home (D).

Educational institution (D), private and public, including charter.

Nursing and similar care facilities (D).

Places of worship (D).

Public utility service facilities (D).

C. Property development standards.

Trust standards.

- (1) Tract standards:
 - (a) Maximum dwelling units per acre: 4.8.
- (2) Lot standards:
 - (a) Lot area per dwelling unit: 9,000 square feet.
 - (b) Street frontage or lot width: 60 feet.
 - (c) Setbacks:
 - [1] Front yard: (See Note 1.): 25 feet.
 - [2] Side yard:
 - [a] Interior lot: 10 feet.
 - [b] Corner lot (See Note 2.): 25 feet.
 - [c] Rear yard: 25 feet.
 - (d) Maximum building height:
 - [1] Stories: 2 1/2.
 - [2] Feet: (See Note 3.): 35.
 - (e) Maximum building coverage (percentage of lot): 30%.

(3) Notes:

- 1. The front yard setback may be reduced to the average alignment of existing buildings within 150 feet on each side of a proposed building within the same block if the alignments of those existing structures are less than the required front yard setback within the zone. However, the front yard on the long side of a corner lot may not be reduced to less than 10 feet.
- 2. On corner lots, the side yard abutting the street shall have the same setback as the front yard.
- 3. Building height may be increased by one foot for each foot by which the width of each side yard is increased beyond the minimum required side yard setback.
- 4. See Article **XVI**, § **234-70** for additional standards governing structures in flood-prone areas.