

22.88 - R1—Single-family residence district.

The R1 single-family residence district is intended to provide for relatively large-lot single-family areas and protect such areas from the encroachment of incompatible uses.

(a) Permitted Uses. The following uses are permitted in the R1 district:

(Numbers within parentheses ( ) indicate parking class of each permitted or conditional use. For specific parking requirements, see subsection 22.242(b).)

- (1) Single-family detached dwellings (01).
- (2) Accessory uses and buildings, incidental to and on the same zoning lot as a principal use, as follows:
  - (A) Garages and carports.
  - (B) Greenhouses and conservatories, private (non-commercial).
  - (C) Home occupations.
  - (D) Outdoor storage of building materials and equipment for dwelling construction purposes for a period not to exceed the duration of such construction; but, in no event to exceed twelve (12) months, unless such time period is extended by mutual consent of applicant and Zoning Administrator.
  - (E) Swimming pools, private.
  - (F) Tool houses, sheds, and other similar buildings for the storage of domestic supplies.
- (b) Conditional Uses. The following conditional uses may be allowed in the R1 district, subject to the provisions of Section 22.26:
  - (1) Assisted living establishments with a maximum of eight occupants per residence (30).
  - (2) Congregate housing for the elderly/senior home-sharing facility, with a maximum of eight occupants per facility (05).
  - (3) Cultural institutions, including public libraries, museums and art galleries (07).
  - (4) Educational institutions as follows:
    - (A) Elementary schools (13).
    - (B) Junior high schools (13).
    - (C) Senior high schools (21).
    - (D) College or university (25).
  - (5) Group home/community residence, with a maximum of eight occupants per residence (05).
  - (6) Hospitals (09).
  - (7) Planned developments, in accordance with subsection 22.26(k) (30).
  - (8) Public utility and service uses, and civic buildings, as follows:
    - (A) Fire stations (08).
    - (B) Police stations (08).
    - (C) Telephone exchange, telephone transmission equipment buildings, and microwave relay towers (30).
    - (D) Waterworks, reservoir, pumping station, and filtration plant (30).
    - (E) Other municipal buildings (30).

- (9) Recreational and social facilities, as follows:
  - (A) Grounds of recreational clubs, non-commercial (17).
  - (B) Parks and playgrounds (17).
  - (C) Recreational buildings and community centers, non-commercial (08).
  - (D) Swimming pools, non-commercial (17).
  - (E) Tennis clubs and courts, non-commercial (17).
- (10) Religious institutions, as follows:
  - (A) Churches, chapels, temples, and synagogues (22).
  - (B) Convents, seminaries, and monasteries (06).
  - (C) Rectories, parsonages, and parish houses (06).
  - (D) Religious retreats (06).
- (11) Senior citizen housing, with a maximum density of eight dwelling units per acre (03).
- (12) Waiver of yard requirements, in accordance with subsection 22.81(d).
- (13) Accessory uses and buildings incidental to and on the same zoning lot as a principal use, as follows:
  - (A) Adult day center, within a public or institutional building.
  - (B) Athletic fields and playgrounds.
  - (C) Child day care center, pre-school, within a public or institutional building.
  - (D) Seasonal or temporary uses, accessory to a public or institutional facility, and consistent with all pertinent requirements of this Code.
  - (E) Secondary religious facilities servicing a principal religious institution.
  - (F) Stadiums and grandstands in athletic fields (public).
  - (G) Outdoor storage of building materials and equipment, and temporary buildings for construction purposes for a period not to exceed the duration of such construction; but, in no event to exceed twelve (12) months, unless such time period is extended by mutual consent of applicant and Zoning Administrator.

(c) Lot Size Requirements.

(1) Permitted Uses.

	Minimum Lot Area	Minimum Lot Frontage
Single-family detached dwellings	9,000 sq. ft.	60 ft.

(2) Conditional Uses.

	Minimum Lot Area	Minimum Lot Frontage

Assisted living establishments	9,000 sq. ft.	60 ft.
Congregate housing/senior home-sharing	9,000 sq. ft.	60 ft.
Cultural institutions	40,000 sq. ft.	150 ft.
Educational institutions	40,000 sq. ft.	150 ft.
Group homes/community residence	9,000 sq. ft.	60 ft.
Hospitals	5 acres	200 ft.
Planned developments	5 acres	200 ft.
Public utility and service uses	As specified by Zoning and Planning Commission	
Recreational and social facilities	As specified by Zoning and Planning Commission	
Religious institutions	15,000 sq. ft.	120 ft.
Senior citizen housing	15,000 sq. ft.	120 ft.

(3) Accessory Uses. Each accessory use may be established on the same lot as a principal use, provided that such lot meets the lot size requirements of the R1 district as provided in paragraphs a. and b. above.

(d) Maximum Lot Coverage. No building, together with its accessory structures, shall occupy in excess of thirty (30) percent of the area of the lot upon which it is constructed.

(e) Yard Requirements.

(1) Permitted Uses.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwellings	30 ft.	10 percent of lot width*	15 ft.	30 ft.

\* However, on any lot which is not served by an alley and on which the main building does not have an attached garage there shall be provided a side yard on one side of the lot of not less than nine feet in width to allow for a driveway or parking space. Platted lots, of record as of the

effective date of the ordinance from which this Chapter is derived, which have equal to or less than sixty (60) foot frontages, shall have a minimum five-foot side yard notwithstanding any other provisions of this Chapter to the contrary.

(2) Conditional Uses.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Assisted living establishments	30 ft.	10 percent of lot width	15 ft.	30 ft.
Congregate housing/senior home sharing	30 ft.	10 percent lot width	15 ft.	30 ft.
Cultural institutions	50 ft.	20 ft.*	30 ft.	50 ft.
Educational institutions	50 ft.	20 ft.*	30 ft.	50 ft.
Group homes/community residence	30 ft.	10 percent lot width	15 ft.	30 ft.
Hospitals	50 ft.	20 ft.*	30 ft.	50 ft.
Planned developments	As specified by Zoning and Planning Commission.			
Public utilities and services	As specified by Zoning and Planning Commission.			
Recreational and social buildings	50 ft.	20 ft.*	30 ft.	50 ft.
Religious institutions	40 ft.	15 ft.*	30 ft.	40 ft.
Senior citizen housing	35 ft.	15 ft.*	25 ft.	30 ft.

\* Plus one-foot for each two feet by which the building or structure height exceeds twenty (20) feet.

(3) Accessory Uses. Except as indicated below, the yard requirements of the principal uses shall apply to their accessory buildings:

	Interior Side Yard	Corner Side Yard	Rear Yard

Buildings accessory to dwellings	10 percent lot width**	15 ft.	5 ft.
Stadiums and grandstands in athletic fields	Shall be located not less than fifty (50) feet from the nearest residential property line and such setback area shall not be used for parking.		

\*\* Unless the entire structure is located on the rear twenty-five (25) percent of the lot, in which case only five feet shall be required.

- (f) Building Height Limitations. No buildings or other structure erected within the R1 district shall exceed the lesser of two and one-half stories or thirty-five (35) feet in height.