

3.1.2

R-1 Single-Family Residential

A. INTENT

The R1 district is intended to be limited exclusively to single-family dwelling units for use as a residence by one family per dwelling unit under regulations specially tailored to preserve the quality of life that appeals to the average resident of this city. The regulations in this article apply everywhere within an R1 district in addition to the other applicable regulations of this ordinance.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

C. SPECIAL LAND USES

- i. **Single family dwellings** [☐] §36-3.4
- ii. **Accessory buildings** [☐] and uses [☐] customarily incident to any of the above permitted uses §36-3.7
- iii. Publicly owned and operated parks and parkways
- iv. **Home based business** [☐] §36-4.11

- i. Reserved



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D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 9,000 sq ft

Setbacks[☐]

Minimum front yard setback: 40 ft
 Minimum rear yard setback: 35 ft
 Minimum side yard setback: 5 ft one side
 15 ft total
 15 ft between houses

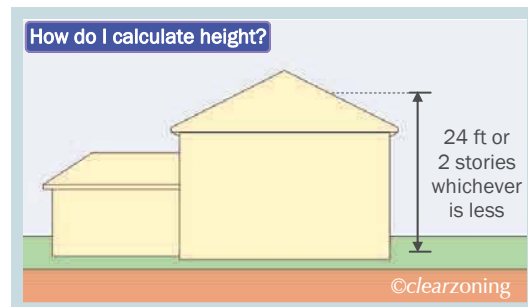
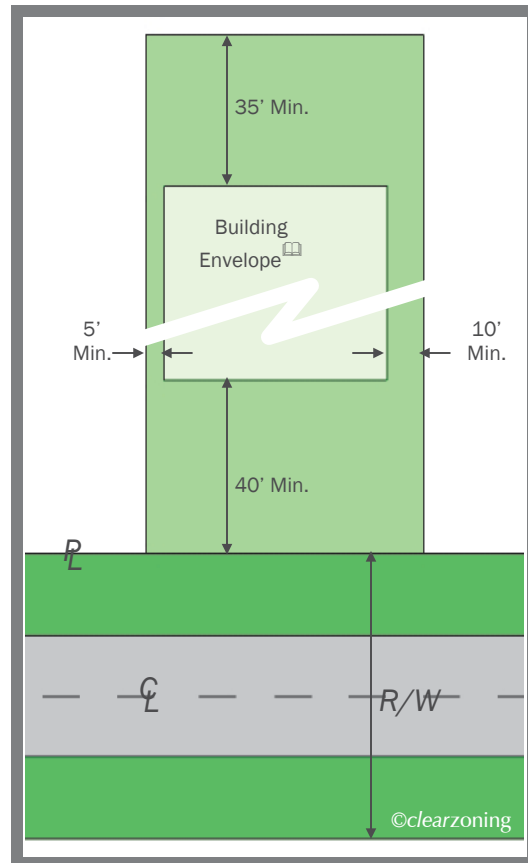
Building Height[☐]

Maximum building height: 24 ft or 2 stories, whichever is less

Floor Area[☐]

Minimum floor area per one-family dwelling[☐]:

1 story	1,250 sq ft
1+ stories	900 sq ft (first floor) 400 sq ft (second floor)
Basement	50% of the first floor area



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Lots, Use for Yards** §36-3.2
- **Dwelling Units in the R-1 district** §36-3.4

5. Site Standards

- **Building Materials** §36-5.4
- **Grades and Drainage** §36-5.9

6. Development Procedures

- **Site Plan Review** §36-6.1
- **Special Land Uses** §36-6.2

4. Use Standards

- **Basketball Backboards** §36-4.3
- **Garage Sales** [☐] §36-4.2
- **Outside storage** §36-4.1

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

