

**ARTICLE 5.00  
R-1 RESIDENTIAL DISTRICT**

- SECTIONS: 5.01 Intent  
5.02 Permissive Uses  
5.03 Permitted Special Uses  
5.04 Conditional Uses  
5.05 Accessory Uses  
5.06 Parking Regulations  
5.07 Sign Regulations  
5.08 Density, Area, Yard and Height Regulations

5.01 INTENT. This district is intended to provide for areas of residential use with a gross density of generally five dwelling units per acre or less. The district permits single family dwellings and such supportive community facilities as parks, playgrounds, schools, libraries and churches. It is intended that this district provide protection for those areas existing as, or planned for, single family neighborhoods. A central sanitary sewer system should be available to serve these developments.

5.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the R-1 Residential District:

- (A). Single family dwelling.
- (B). Public park, playground or swimming pool.
- (C). Neighborhood utilities.

5.03. PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the R-1 Residential District in conformance with the conditions prescribed herein or by obtaining a Conditional Use for such use in conformance with the requirements of Article 19.00:

- (A). Churches:
  - (1). One of the principle frontages of the premises shall abut upon an arterial or collector street.
  - (2). The main building shall be set back twenty-five feet from the side lot line.
- (B). Elementary and high schools:
  - (1). One of the principle frontages of the premises shall abut upon an arterial or collector street.
  - (2). The main building shall be set back twenty-five feet from the side lot line.
- (C). [Reserved.] *(amended by MC16-55-01)*
- (D). [Reserved.] *(amended by MC16-53-00)*

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5.04 CONDITIONAL USES. A building or premises may be used for the following purposes in the R-1 Residential District if a conditional use for such use has been obtained in conformance with the requirements of Article 19.00:

- (A). Multiple dwellings.
- (B). Group day care.
- (C). Day care center.
- (D). Bed and breakfast establishment.
- (E). Private lake.
- (F). Group home.
- (G). Nursing home.
- (H). Convent and monastery.
- (I). Electrical substation.
- (J). Public utility facility.
- (K). Adaptive reuse. *(amended by MC16-111-10 9/19/10)*

5.05 ACCESSORY USES. Accessory uses and buildings permitted in the R-1 Residential District are buildings and uses customarily incident to any of the permitted uses in the district.

5.06 PARKING REGULATIONS. Parking within the R-1 Residential District shall be regulated in conformance with the provisions of Article 15.00.

5.07 SIGN REGULATIONS. Signs within the R-1 Residential District shall be regulated in conformance with the provisions of Article 16.00.

5.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements within the R-1 Residential District shall be as follows:

(A). General requirements:	<u>All Uses</u>	<u>Corner Lots</u>
Density .....	7500 sq. ft. ....	8500 sq. ft.
Lot area .....	7500 sq. ft. ....	8500 sq. ft.
Lot width .....	60' .....	85'
Front Yard .....	30' .....	30' *
Side yard .....	7' ** .....	7' **
Rear yard .....	30' .....	15'
Maximum height ...	35' .....	35'

\* The front yard along the side street side of a corner lot may be reduced to 25 feet.

\*\* The side yard will be required to be increased to 10 feet when the building is three stories in height or more.

- (B). The requirements for multiple dwellings shall be determined by the conditional use.
- (C). There shall be a required front yard on each street of a double frontage lot.

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(D). Buildings with side yard setbacks less than required herein, may have additions erected in line with the existing building and provided further that said additions will be erected no closer to the lot line than the existing building.