

## CHAPTER 8

**R-1 RESIDENTIAL DISTRICTS**

## SECTION:

- 10-8-1: Permitted Uses
- 10-8-2: Uses Requiring Special Use Permit
- 10-8-3: Building Height
- 10-8-4: Corner Lot, Special Requirements
- 10-8-5: Lot Area, Frontage And Yard Regulations
- 10-8-6: Maximum Lot Coverage

10-8-1: **PERMITTED USES:**

- A. One-family dwellings.
- B. Two-family dwellings.
- C. Home occupation.
- D. Temporary buildings or structures and uses customarily incidental to any of the above listed uses when located on the same property.  
(Ord. 18, 5-1-1978)

10-8-2: **USES REQUIRING SPECIAL USE PERMIT:**

- A. Public, private and nursery schools, churches, community buildings, day care centers and rest homes.
- B. Truck gardens and nurseries, tourist campsites and cemeteries.
- C. Public utility buildings such as substations, transformer stations and regulator stations without service or storage yards.

D. Accessory buildings or structures and uses customarily incidental to any of the uses listed in this Section when located on the same property. (Ord. 18, 5-1-1978)

10-8-3: **BUILDING HEIGHT:** In R-1 Districts no residential building, hereafter erected or altered, shall exceed thirty five feet (35') or two and one-half (2<sup>1/2</sup>) stories in height; provided, however, public and semi-public buildings, churches, or schools may be erected to a height of fifty five feet (55') when set back from all lot lines not less than one foot (1'), in addition to required yard dimensions for each foot such building exceeds thirty five feet (35') in height. (Ord. 18, 5-1-1978)

10-8-4: **CORNER LOT, SPECIAL REQUIREMENTS:** All corner lots shall have a lot frontage of not less than fifty feet (50') wide at the street line and ninety feet (90') wide at the building line and shall not be less than ten thousand (10,000) square feet in total area. (Ord. 18, 5-1-1978)

10-8-5: **LOT AREA, FRONTAGE AND YARD REGULATIONS:** The following minimum requirements shall apply:

Use	Lot Area Sq. Ft.	Lot Frontage		Side Yards		Front Yard	Rear Yard
		Street Line	Building Line	Minimum Width	Sum		
Dwellings:							
One-Family	8,000	35'	80'	8'	18'	25'	25'
Two-Family	11,000	40'	100'	8'	18'	25'	25'
Other Uses	16,000	100'	100'	12'	24'	25'	45'

(Ord. 18, 5-1-1978; 1997 Code)

10-8-6: **MAXIMUM LOT COVERAGE:** Lot coverage shall not exceed twenty five percent (25%) in the R-1 Districts. (Ord. 18, 5-1-1978)