

**ARTICLE 4**  
**R-1 RESIDENTIAL DISTRICT 1**

**SECTION 4.01 STATEMENT OF PURPOSE**

The Residential District 1 is intended as a district to accommodate single family dwellings on moderately large lots without the availability of municipal water and sanitary sewer and single family dwellings on lots which are served by municipal sanitary sewer and/or water facilities. This district is designed to establish high standards of residential occupancy in both a rural and suburban environment.

**SECTION 4.02 PERMITTED USES**

The following and other uses shall be permitted in all R-1 Residential Districts:

- A. Single-family detached dwellings.
- B. Accessory buildings housing permitted animals not customarily permitted within a dwelling, which shall be located not less than 100 feet from any lot line and not less than 100 feet from any dwelling.
- C. The keeping of horses (equine) provided that there is a minimum of 5 acres for 1 to 3 horses and 1 additional acre for each additional horse.
- D. Swimming pools, subject to the provisions of Section 13.28.
- E. Accessory buildings and structures customarily accessory to single family dwellings, subject to Section 13.16.
- F. Home occupations as defined in Article 20.
- G. Agricultural crop production and raising of animals for home use.
- H. State licensed residential facilities that provide residential services for 6 or fewer persons, but not including adult foster care facilities licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
- I. Family day care homes.
- J. Public elementary schools, intermediate schools or high schools offering courses in general education.

### **SECTION 4.03 USES PERMITTED BY SPECIAL USE PERMIT**

The following uses may be permitted by the issuance of a special use permit as provided for in Article 17, after review and approval of a site plan as required by Article 19.

- A. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards, provided that such uses are not injurious to the surrounding neighborhood and conform with the spirit and purpose of this ordinance. All such buildings shall be architecturally compatible with buildings in the vicinity.
- B. Publicly owned and operated libraries, parks, parkways, and recreational facilities. All such buildings shall be architecturally compatible with the existing or master planned single family residential character.
- C. Churches, subject to Section 13.51.
- D. Raising of agricultural animals for other than home use.
- E. Storage structures (non-commercial) pursuant to Section 13.37.
- F. Group day care homes subject to the requirements of Section 13.38.
- G. Golf courses, subject to the use being part of an RPUD.
- H. Parochial and private elementary schools, intermediate schools, high schools, and/or schools or colleges offering courses in general education, not operated for profit. All such facilities shall be architecturally compatible with the existing or intended single family residential character.

### **SECTION 4.04 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS**

The following dimension restrictions apply to uses in the Residential District 1:

- A. **Minimum Lot Area.** The minimum lot area shall be 1 acre without sanitary sewer or 30,000 square feet with sanitary sewer, exclusive of road right-of-way.
- B. **Maximum Lot Coverage.** The maximum lot coverage shall be 30 percent.
- C. **Lot Dimensions.**
  - 1. The minimum frontage of a lot on any public or private road and the minimum lot width as measured at the front yard setback line, shall not be less than 120 feet. (See Section 13.46 for exception).

2. The lot depth shall not be greater than 4 times its width.

**D. Maximum Height and Building Requirements.**

1. The maximum building height shall not exceed 2.5 stories nor exceed 30 feet.
2. The minimum roof overhang on the eaves shall be 4 inches each, and the minimum roof pitch shall be not less than 3 on 12.
3. The minimum floor area per dwelling unit shall be 1,200 square feet if one story; 960 square feet on the first floor and total of 1,200 square feet if 2 stories or greater.

**E. Minimum Setbacks.**

1. The minimum building setbacks shall be:  
Front: 70 feet  
Side: 20 feet  
Rear : 50 feet
2. Corner lots and lots that abut more than 1 street shall have a front yard along each street and shall provide the required front yard setback from each street.