

ARTICLE 6
"R-1" LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

6.01 DESCRIPTION OF DISTRICT

This zoning district is intended to provide for low density housing in areas where higher density housing may be impractical due to wetness, floodplain, high water table, poor drainage characteristics, presence of agricultural land uses, or other natural or physical limitations. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a safe and suitable environment for family life. Public sewer and water are not typically available and may be impractical. Within any R-1 District, no structure or premises shall hereafter be used, erected, converted, or altered internally or externally in whole or in part unless herein provided. To these ends, development is restricted to low-density residential use, where adequate facilities and services will be provided.

6.02 PRINCIPAL USES ALLOWED BY RIGHT

1. Single-family dwellings.
2. Essential Services.
3. Family Day Care.

6.03 ACCESSORY STRUCTURES AND USES--These are uses customarily incidental to the preceding list of uses allowed by right and are allowed without a special land use permit.

1. Antennae/satellite dish.
2. Children's play equipment.
3. Household pets.
4. Private gardens and/or greenhouses when plants, flowers, or produce is not offered for sale.
5. State Licensed Residential Facilities for six persons or less.
6. Swimming pools.
7. Storage sheds.

8. Temporary display or sale of used household goods originating from the premises if the size of any such stand does not exceed 400 square feet of floor area and may not operate for more than ten consecutive days every six months.

6.04 PROHIBITED USES

1. The outdoor storage, parking, display, accumulation or placing of material, equipment, waste, machinery, vehicles in inoperable condition, unlicensed vehicles, furnishings, or parts thereof.
2. Exotic Animals.
3. Farm Animals.

6.05 SPECIAL LAND USES--the following uses may be permitted upon approval by the Planning/Zoning Commission.

1. Churches, schools, and related educational and recreational facilities.
2. Group day care homes.
3. Public utility buildings and structures necessary for the service of the community or utilities not located within public streets or public rights-of-way, such as lift stations, well and pump enclosures, telephone exchanges, transformer stations and substations, but not including garages, outdoor storage facilities, maintenance buildings, or activities of an industrial character such as repair and maintenance yards, or activities that generate electronic interference.
4. Publicly owned and operated buildings such as municipal offices, museums or libraries.
5. State Licensed Residential Facilities for seven persons or more.
6. Home occupations.

6.06 LOT REQUIREMENTS

No lot shall be less than 140 feet in width through its length and not less than 40,000 square feet in area. Lots having public water may be reduced to 30,000 square feet and be not less than 120 feet in width through its length. Lots served with both public water and sanitary sewers may be reduced to 20,000 square feet and not less than 100 feet in width through its length.

6.07 SETBACK REQUIREMENTS

1. Front Setbacks: Each parcel shall have a front setback of not less than 30 feet in depth. Where there are existing neighboring buildings or structures having front setbacks less than 30 feet, the minimum allowable front setbacks of all structures hereinafter erected and fronting on such street or highway shall be determined by the average setback of the adjacent buildings.
2. Side Setbacks:
 - a. Each side setback shall not be less than 15 feet.
 - b. The side setback of a corner lot shall not be less than 30 feet.
3. Rear Setbacks:
 - a. There shall be a rear setback not less than 45 feet in depth.

6.08 SIZE OF DWELLING

1. No single-family dwelling shall be hereafter erected, altered, or moved on any land or premises in this district that provides less than 1,200 square feet of floor area exclusive of attached garages, porches or other accessory structures.
2. A dwelling shall have a width of not less than 22 feet throughout 75 percent of its length, exclusive of attached garages, porches, or other accessory structures.
3. No dwelling, building, or structure or parts thereof shall be hereafter erected, altered, or moved on any land or premises in this district exceeding a height of 35 feet from the ground level.

6.09 DISTRICT STANDARDS

All principal uses, accessory uses, and special land uses in the R-1 District will be subject to area, height, and location regulations as specified on the summary table of district regulations, and off-street parking regulations according to this Ordinance.

1. Maximum Density – One dwelling unit per parcel.
2. Dwelling Width - 22 feet minimum.