

**10-7-3: R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT:**

This district is primarily for the purpose of providing single-family homes on individual lots.

A. Regularly Permitted Uses And Limitations:

Accessory building or structure.

Single-family residences which meet the development standards set forth in section [10-7-19](#) of this chapter.

B. Accessory Permitted Uses: The accessory permitted uses, incidental to the primary uses, within the single-family district are:

Children's playhouse.

Garage (private).

Greenhouse (private).

Home occupation.

Recreation (swimming pool, tennis court) for individual or subdivision use.

Toolhouse or workshop (private).

C. Uses Permitted With A Special Use Permit:

Church.

Convalescent home.

Horticultural nursery.

Nursery, kindergarten, daycare.

Public well, fire station, police station.

Residence for domestic workers.

School, private/parochial.

D. Requirements For Structural Location, Area, Height And Bulk:

1.	Minimum parcel size:	
	a. Interior lots	6,000 square feet
	b. Corner lots	7,000 square feet
2.	Setback requirements:	
	a. Front yard	Minimum 20 feet
	b. Side yard	Minimum 5 feet
	c. Rear yard	Minimum 15 feet

3. Accessory buildings may be constructed within a rear yard and rear one-half ( $1/2$ ) of a side yard if all surfaces of the building or structure are constructed to one hour fire rating, are at

least twenty feet (20') from the property line and provided the owner of the adjoining property approves in writing.

4.	Height limitation	Maximum 35 feet
5.	Maximum lot coverage	35 percent
6.	Minimum lot width	50 feet

(Ord. 179, 6-24-1997)