

R-1 and R-1S Single Family Residential

The R-1 and R-1S zones are intended for development of low-density neighborhoods of predominantly single-family residences and related uses. The R-1 and R-1S zones are intended for areas that are served by municipal sewer and water. The R-1S zone allows smaller lot sizes.

All dwellings must be connected to municipal water and sanitary sewer. Lots in the R-1S zone must be part of an approved development plan and a homeowners association may be required by the City Council to be responsible for maintenance of all common open space. Two parking spaces are required for both the garage area and the driveway area.

Permitted Uses for the R-1 and R-1S District

- Essential Services
- Park and Public Uses
- Public Utility Stations
- Single-family Detached Residences
- Daycare of 13 persons or less (with permit)
- Home Occupations (with permit)
- Residential Care Facility with 6 persons or less (with permit)

Conditional or Interim Use Permit Allowances

- Accessory Dwelling Units
- Bed and Breakfast
- Boarding Houses
- Bus/ Transit Station
- Daycare of 14 persons or more
- Two Family Dwellings
- Golf Courses/ Driving Ranges (when part of a PUD)
- Home Extended Business
- Public Utility Stations
- Religious Institutions
- Towers- Cellular and Communication
- Residential Care Facility with 7 or more persons
- Schools
- Senior Housing
- Single Family attached residences
- Towers- Amateur Radio

District Requirements

	<u>R-1</u>	<u>R-1S</u>
Minimum District Size	2.5 acres	2.5 acres
Minimum Lot Size	15,000 sq. ft.	6,000 sq. ft.
Minimum Lot Frontage	60 ft.	40 ft.
Minimum Corner Lot Front Frontage	100 ft.	75 ft.
Minimum Lot Width at Setback	80 ft.	60 ft.
Minimum Lot Depth	120 ft.	100 ft.
Max. Impervious Surface Coverage	40%/ lot	65%/ lot, 50%/ dev.

Dwelling Minimum Setbacks

Street	30 ft.	25 ft.
Side to Dwelling	10 ft.	10 ft.
Side to Non-Dwelling	10 ft.	5 ft.
Rear	20 ft.	20 ft.

Dwelling Maximum Height

35 ft.	30 ft.
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Decks and Attached Open Structures

Street	30 ft.	25 ft.
Side	10 ft.	10 ft.
Rear	15 ft.	15 ft.