

**SEC. 17.1.25 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT**

(a) **Purpose.** This District is intended to provide residential development limited to single-family homes set individually on separate lots.

**(b) Requirements.**

(1) **Lot Size.** Every building hereafter erected, moved or structurally altered shall provide a lot area of not less than twelve thousand (12,000) square feet per family and no such lot shall be less than one hundred (100) feet in width, provided that no corner lot laid out or divided after the effective date of this Chapter shall be less than one hundred fifteen (115) feet in width.

**(2) Setbacks.**

a. There shall be a side yard on each side of a building hereafter erected, moved or structurally altered. For buildings not over one and one-half (1-1/2) stories in height, the sum of the widths of the required side yards shall be not less than twenty-five (25) feet and no single side yard shall be less than ten (10) feet in width. For buildings from two (2) to two and one-half (2-1/2) stories in height, the sum of the widths of the required side yards shall be not less than thirty (30) feet and no single side yard shall be less than twelve (12) feet in width. Provided, however, that on a lot having a Width of less than one hundred (100) feet and of record at the time of the passage of this Chapter, the sum of the widths of the required side yards shall be not less than the equivalent of three (3) inches per foot of lot width for a building not over one and one-half (1-1/2) stories in height and three and six-tenths (3.6) inches per foot of lot width for a building from two (2) to two and one-half (2-1/2) stories in height, provided further that the width of any single side yard shall be not less than forty percent (40%) of the total required side yard width, but in no case less than four (4) feet. A side yard shall be provided on the street side of a corner lot as required under Subsection (b)(2)b below.

b. Unless otherwise provided in this Chapter, there shall be a setback on every lot in this district, from each street on which it abuts, of not less than thirty (30) feet. This provision shall not be construed to permit a setback at any point along the side street of a corner lot, less than one hundred fifteen (115) feet in width which is less than thirty (30) feet minus one-half (1/2) foot for each foot by which such corner lot is less than one hundred fifteen (115) feet in width, or fifteen (15) feet, whichever requires the greater setback, provided that this regulation shall not have the effect of reducing the buildable width of such corner lot to less than twenty-six (26) feet.

c. There shall be a rear yard having a depth of not less than fifty (50) feet.

(3) **Height.** Maximum permitted (in feet)--principal structure: thirty-five (35); accessory structure: twenty (20).

(4) **Building Size.** Every building hereafter erected, moved or structurally altered for dwelling purposes shall provide a floor area of not less than seven hundred fifty (750) square feet per family.

(c) **Permitted Uses.** A building or premise shall be used only for the following purposes:

(1) Single-family dwellings.

(2) Publicly owned or operated park, playground or community building, provided that any building shall be located not less than thirty-five (35) feet from any side lot line.

(3) Church or other place of worship or Sunday School, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.

(4) Public school, kindergarten, elementary and high, or private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.

(5) Farming, provided no livestock is included, truck gardening, nursery and/or horticulture.

(6) Home occupation and professional offices.

(7) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.

(d) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:

- (1) Dental and medical clinics.
- (2) Private lodges and clubs.
- (3) Nursing and rest homes and homes for the aged.
- (4) Public utility offices and installations, including transmission lines and substations.