

CHAPTER 5 R-1 RESIDENTIAL DISTRICTS

SECTION 5.01 INTENT AND PURPOSE

The regulations of this District are intended to encourage a suitable environment for very low and low-density residential development, and compatible supportive recreational, institutional, and educational uses.

SECTION 5.02 TABLE OF USES

A. The following abbreviations apply to the Table of Uses:

- P: Land and/or buildings in this District may be used for the purposes listed by right.
 SLU: The following uses may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 and elsewhere are met:
 NP: Use is not permitted in the district.

| Use | R1-A | R1-B | R1-C | R1-D |
|--|-----------------------|------|------|------|
| Residential | | | | |
| Detached single-family dwellings. | P | P | P | P |
| Manufactured and Modular single-family detached dwellings Subject to Section 3.22. | P | P | P | P |
| Residential Child and Adult Care Facilities | Refer to Section 3.20 | | | |
| Zero lot line, single family detached dwellings | NP | SLU | SLU | SLU |
| Non-Residential | | | | |
| Accessory buildings and uses as defined in Chapter 2 and subject to Sections 3.15 and 3.16. | P | P | P | P |
| Agricultural Operations including general farming, truck farming, fruit orchards, nursery, greenhouses, and usual farm buildings | NP | NP | NP | NP |
| Assisted Living Facility | P | P | P | P |
| Cemeteries | P | P | P | P |
| Clinics | SLU | SLU | SLU | SLU |
| Colleges and universities. | SLU | SLU | SLU | SLU |
| Convalescent Home | SLU | SLU | SLU | SLU |
| Elementary and secondary schools | SLU | SLU | SLU | SLU |
| Golf courses or country clubs | SLU | SLU | SLU | SLU |
| Home Occupations subject to Section 3.18 | P | P | P | P |
| Horse riding stables, horse breeding stables | SLU | SLU | NP | NP |

| Use | R1-A | R1-B | R1-C | R1-D |
|--|------|------|------|------|
| Hospitals | SLU | SLU | SLU | SLU |
| Municipal and public service activities | SLU | SLU | SLU | SLU |
| Nursing Home | SLU | SLU | SLU | SLU |
| Parks, playgrounds and community centers | P | P | P | P |
| Places of Religious Worship | SLU | SLU | SLU | SLU |
| Recreation facilities, indoor or outdoor | SLU | SLU | SLU | SLU |
| Utility substations, transmission lines and switching stations | SLU | SLU | SLU | SLU |
| Wireless Communication Towers when proposed tower is within the height limitations for the zoning district | SLU | SLU | SLU | SLU |
| Wireless Communications Antenna when attached to a lawful existing telecommunications tower, water tower, or other structure | P | P | P | P |

SECTION 5.03 DEVELOPMENT REQUIREMENTS

A. Site Plan Review Requirements

The following chart provides requirements for site plan review. A site plan shall be submitted for Planning Commission review in connection with the following, unless specifically exempted in Section 14.02:

| District | Site Plan Review Requirements | Other Requirements |
|----------|--|---|
| R1-A-D | All Special Land Uses, Plats and Site Condominium Developments | Any new building with a permitted use shall be subject to approval by the Staff Review Team in accordance with the requirements of Section 13.05. See Section 3.25 for site condominium requirements and procedures. See Chapter 14 for site plan requirements. See Chapter 15 for Special Land Use Requirements. |

B. Lot, Yard, and Building Requirements

| Requirement | R1-A | R1-B | R1-C | R1-D | Other Requirements |
|------------------|------------------------------|--|--|--|--|
| Minimum Lot Area | 5 acres (217,800 sq. ft.) | 14,000 sq. ft. | 10,000 sq. ft., if served by public water and sanitary sewer | 5,500 sq. ft., if served by public water and sanitary sewer | Minimum 20 acre site for Cemeteries. Also See Section 5.03 C, 1. |
| | | 20,000 sq. ft. if not served by public water and sanitary sewer 16,800 sq. ft. if served by public water but not sanitary sewer | | | |

| Requirement | R1-A | R1-B | R1-C | R1-D | Other Requirements |
|----------------------------|---|---|--|--|---|
| Minimum Lot Width | See Section 3.23 | 100 ft. | 80 ft. | 50 ft. | Lot width is measured at the front building setback line. See Section 3.05 |
| | | 160 ft. if not served by public water and sanitary sewer 140 ft. if served by public water but not sanitary sewer | | | See Section 5.03 C. 1. |
| Front Yard | 40 ft. | 40 ft. | 35 ft. | 25 ft. | See Section 5.03 C. 1. |
| | | | For nonresidential main buildings a minimum thirty-five (35) foot front yard shall be provided | | |
| Side Yard | 12 ft. | 7 ft. | 7 ft. | 5 ft. | In cases of non-parallel lot lines, the nearest wall shall be no closer than four (4) feet to the nearest point of the side lot line. |
| | On the side street of a corner lot, a minimum side yard of twenty-five (25) feet shall be provided. | | | | See Section 5.03 C. 1. See definition of Yard Side in Section 2.02.Y |
| | For nonresidential principle use buildings a minimum twenty (20) foot side yard shall be provided | | | | |
| Rear Yard | 35 ft. | 35ft. | 35 ft. | 30 ft. | Except for the R1-A District, in the case of corner lots there shall be a rear yard of not less than twenty-five (25) feet. |
| | | | | | See Section 5.03 C. 1. |
| | | | | | For nonresidential main buildings a minimum fifty (50) foot rear yard shall be provided. |
| Maximum Lot Coverage | 20% | 25% | 25% | 30% | Includes area of lot covered by main and accessory buildings and structures |
| Minimum Dwelling Unit Size | 1,040 sq. ft minimum 650 sq. ft. on main floor | | | 850 sq. ft. minimum 600 sq. ft. on main floor | See Chapter 2 Floor Area, Main definition for split level buildings. |
| Maximum Building Height | 2 1/2 stories or 35 ft. | 2 stories or 25 ft. | 2 stories or 25 ft. | 2 stories or 25 ft. | |
| | | For sites over 5 acres, the building height for nonresidential main buildings may be increased by 1 ft. for each 10 ft. of additional setback provided above 50 ft. from building wall to nearest property line, to a maximum height of 35 ft | | | See Chapter 2, definition for building height and Section 3.03. |

C. Average Lot Requirements

1. The R1-D requirements for Lot Area, Lot Width, Side Yard, Front Yard, and Rear Yard are minimum requirements. The following average lot requirements apply to plats and site condominium projects. Each phase must meet the following average requirements. All other requirements of Section 5.03 remain the same.

| Averaged Requirement | R1-D | Other Requirements |
|----------------------|------------------------------|--|
| Lot Area | 6,600 sq. ft. | |
| Lot Width | 60 ft. | Lots with more than one public street frontage shall count the shorter street frontage as the lot width used to determine average width. |
| Side Yard | 5 ft. one side/ 12 ft. total | |
| Front Yard | 25 ft. | |
| Rear Yard | 30 ft. | |

D. Development Requirements for Parking.

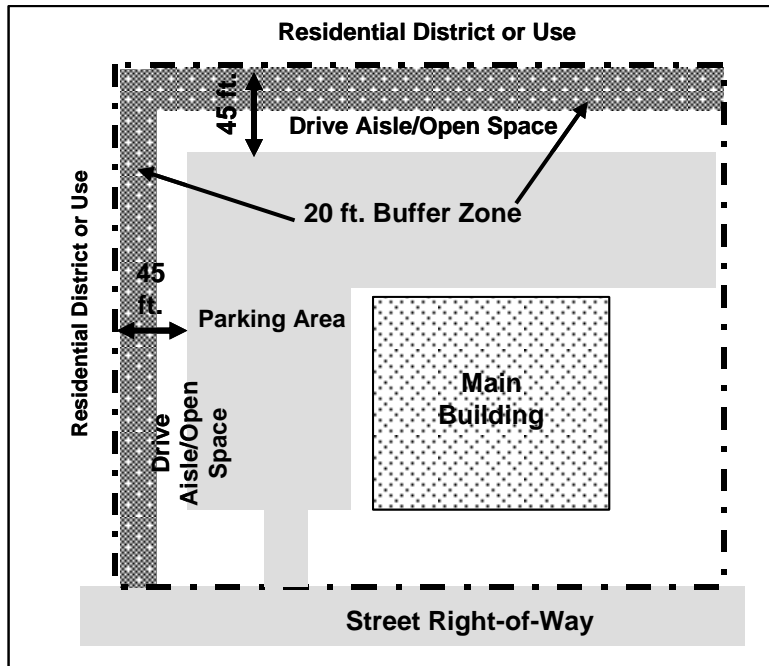
1. The amount of required off-street parking spaces for individual uses shall be determined in accordance with the following table and shall meet the dimensional requirements of Chapter 17.

| Use | Parking Requirement Spaces per unit of measurement |
|---|--|
| Residential | |
| Detached single-family dwellings. | 3 per dwelling unit. |
| Family child day care homes | Parking Operations Plan or 1 Per each 3 children computed on the basis of the greatest number of children on site at a given time |
| Foster care group homes, adult foster care family homes, adult foster care small group home, Foster family homes, foster family group homes | 1 Per each 3 beds or 2 rooms, whichever is less, <u>plus</u> 1 per on duty shift staff |
| Non-Residential | |
| Assisted living facilities, Convalescent homes, nursing homes | 1 per each 3 beds or 2 rooms, <u>plus</u> 10 spaces signed for visitors |
| Auditoriums or places of assembly, as included in uses permitted in the R-1 Districts | 1 per each 3 seats |
| Cemeteries | Sufficient parking shall be provided within the site through the submission by the owner of an operations plan submitted with a site plan. |
| Clinic | 3 per each exam or outpatient procedure room or station <u>plus</u> 1 per each lab or recovery room |
| Day care centers | Parking Operations Plan or 1 Per each 3 clients computed on the basis of the greatest number of clients on site at a given time. |

| Use | Parking Requirement Spaces per unit of measurement |
|--|---|
| Elementary and middle schools | 4 per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for busses must be provided. |
| Golf courses or country clubs | 2 per each hole for a par 3 course; 6 per hole for other courses <u>plus</u> those required for accessory uses |
| High schools, colleges and universities | 8 per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for buses must be provided. |
| Horse riding stables, horse breeding stables | 1 per each 2 stalls; parking spaces shall be sized to accommodate vehicles <u>plus</u> trailers |
| Hospitals | 2 per each in patient bed <u>plus</u> 1 per 150 sq. ft. for offices and administrative uses, <u>plus</u> required out patient parking. Total parking needs shall be based on a parking needs study submitted with the site plan. |
| Municipal and public service activities | 1 per each 300 sq. ft. GFA, not including parking areas for municipal vehicles (police cars, public works vehicles, etc.), <u>plus</u> spaces required for assembly areas. |
| Parks, playgrounds and community centers | 10 Per each athletic field <u>plus</u> 1 per each 10 sq. ft. of indoor or outdoor play area. |
| Places of Religious Worship | 2 per each 5 seats based on the maximum seating capacity of the main place of assembly up to 2,500 persons |
| Recreation facilities, indoor | Parking Operations Plan but not less than 4 Per court or other recreational facility use <u>plus</u> parking required for any accessory uses, including restaurants, offices, or other similar activities. |
| Recreation facilities, outdoor | Parking Operations Plan but not less than 4 Per court or other recreational facility use <u>plus</u> parking required for any accessory uses, including restaurants, offices, or other similar activities. If athletic fields are included, there shall be provided 10 spaces per field |

2. Location of parking

- a. Single Family Dwellings: The off-street parking facilities required for single family dwellings shall be located on the same lot as the building they are intended to serve. Parking is limited to the garage and driveway only. One (1) additional parking lane may be allowed with Zoning Administrator approval.
- b. Non-residential Uses: The off-street parking facilities required for non-residential uses shall not be located in the required front yard area and the respective side and rear yard setback common to an adjacent residential use or district shall be a minimum of forty-five (45) feet of which twenty (20) feet nearest the respective property line is developed as a buffer zone. Such buffer zone shall extend the entire depth of the side of the lot in the case of the side yard parking adjoining residential use, or the width of the rear of the lot in the case of rear yard parking adjoining the residential use. No accessory buildings or storage allowed within the 45-foot setback. The required buffer zone shall incorporate a minimum six (6) foot high vertical screen.



E. Development Requirements for Signs. See also Chapter 16, Signs for general requirements.

| Signs Permitted | R-1A through D Districts | | | | Other Requirements |
|------------------------------|--------------------------|------------------------------|--------|---|---|
| | Size | Number | Height | Location | |
| Home Occupation Sign | 2 sq. ft. | 1/dwelling unit | N/A | Attached to dwelling unit or mailbox | May not be illuminated |
| Non-Commercial | 6 sq. ft | 1/issue or candidate per lot | 4 ft. | Behind the ROW | Sign must be maintained so as not to become unsightly or dangerous and may not be illuminated |
| Real Estate | 6 sq. ft. | 1/premise or building | 4 ft. | Behind the ROW | Permitted only when property is for sale, rent, or lease |
| | 32 sq. ft. - R1-A only | | | | |
| Subdivision Real Estate Sign | 64 sq. ft. | 1/major street Frontage | 10 ft. | Setback at least 15 ft. from front And side lot lines | Subject to approval for periods up to 12 months by the Zoning Administrator. |

| Signs Permitted | R-1A through D Districts | | | | Other Requirements |
|------------------------------|---|-------------------------------------|--|---|--|
| | Size | Number | Height | Location | |
| Plat Entry | 75 sq. ft. Unless located within a boulevard | 1/subdivision entrance | 8 ft. Unless located within a boulevard | At least 17 ft. from the public street ROW line unless located within a boulevard | See Section 16.05.A.7 for restrictions on boulevard signs. |
| Portable | 32 sq. ft. if advertising a special event or community activity | 1/lot | 4 ft. | Behind the ROW and in a location where driver visibility is not impaired | Limited to 30 days of display in any calendar year |
| Institutional Bulletin Board | 50 sq. ft. | 1/public or semi-public institution | 6 ft. | Set back 25 ft. from front property line | |
| Institutional Wall Sign | | 1/street frontage | N/A | N/A | |
| On-Site Identification | 50 sq. ft. | 1 per use | 4 ft. | Minimum of ½ required front yard setback; not permitted in side yard setback | Only for nonresidential principal uses |
| Directional | 6 sq.ft. | | | | Only to the extent necessary as determined by Zoning Administrator for traffic safety, subject to approved plan for design, number and location. |