

SECTION 5.3: SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) (7,500 ft²)

5.3.A Description

This residential district provides for a generally lesser density city neighborhood development. The primary land use allows for single-family dwelling development appropriate to a city-style neighborhood. Other uses within this district shall contribute to the nature of the neighborhood. Development within this district is intended to be separate from and protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

5.3.B Permitted Uses

(1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.

- (2) Accessory buildings.
- (3) Churches, Temple, Mosques, and related facilities
- (4) Community Home
- (5) Park or playground
- (6) SISD school - public

5.3.C Conditional Uses

- (1) Home Occupation
- (2) Common facilities as the principal use of 1 or more platted lots in a subdivision.
- (3) Child Care – Registered Family Home

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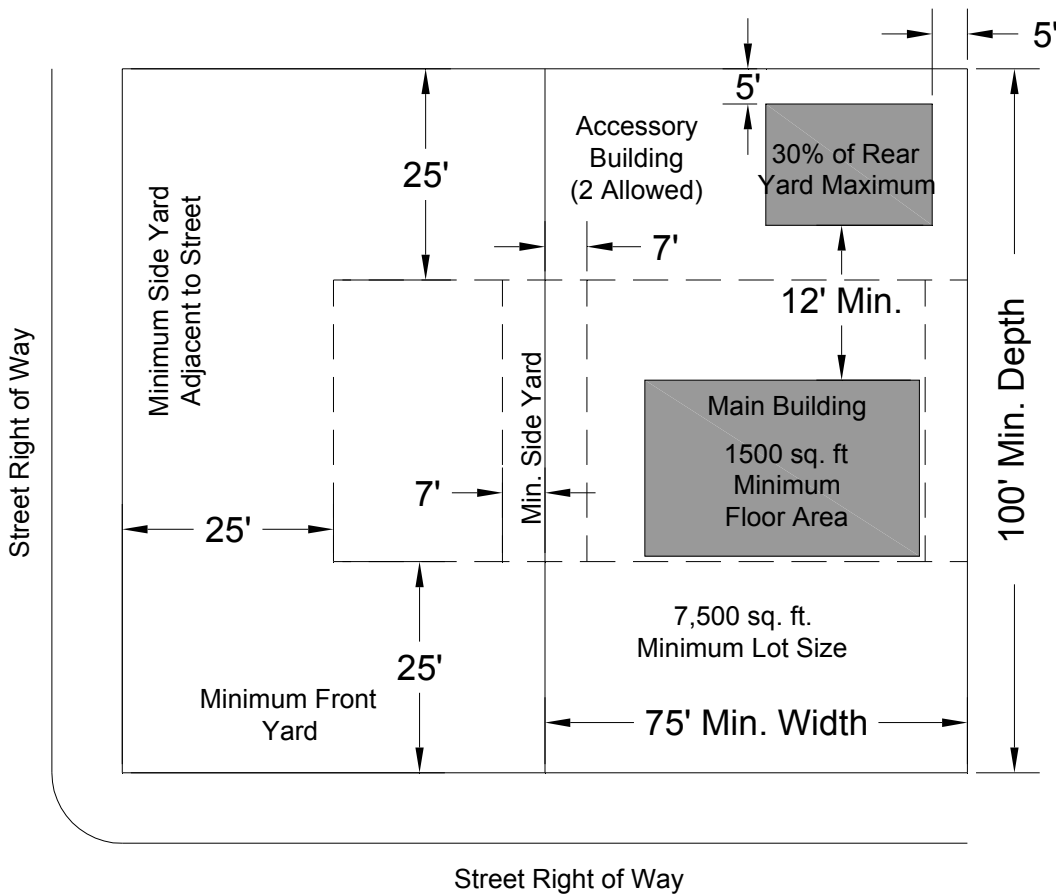
5.3.D Height, Area, Yard, and Lot Coverage Requirements

- (1) Maximum density: One dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft².
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: seven feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building Size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 1,500 ft².
- (9) Accessory Buildings
 - (a) Maximum accessory buildings coverage of rear yard: 30%.
 - (b) Maximum number of accessory buildings: two.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the Main Building: 12 feet.
- (10) Maximum height of structures: 35 feet.

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(11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

5.3.D Height, Area, Yard, and Lot Coverage Requirements



5.3.E Parking Regulations

A Single-family, R-1 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.

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