

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-1, Single Family Residential

The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

Lot and Area Standards	
Density	6 dwelling units per acre
Street Frontage	Min. street frontage equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 35 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by min. required lot width at the building line.
Min. Lot Depth	Min. 100 ft. depth at shallowest point with depth measured at right angles or radial to street right-of-way line.
Corner Lots	Min. width 75 ft. at building line
Min. Lot Area	6,000 sq. ft.
Min. Lot Width	60 ft.
Max. Lot Coverage, Interior Lot	40%
Max. Lot Coverage, Exterior / Corner Lot	45%
Height	36 ft. max.
Minimum Setback Standards	
Garage, Street Facing (attached & detached)	30 ft. from property line garage faces
Garage, Side- or Rear-loading (attached & detached)	20 ft. from front property line
Front	20 ft.
Side, Interior	7 ft.
Side, Exterior	20 ft.
Rear	25 ft.
Easements	Where a utility easement extends beyond required setback, edge of utility easement shall be the setback.
Residential Tree Planting	
For newly constructed single and two-family residential structures	1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Permitted, Conditional and Accessory Uses

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Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Agriculture and Animals
Animal - domestic or household	Animal - farm	Apiculture
Community garden	Botanical garden	Residential
Residential	Residential	Dwelling - accessory
Dwelling - modular	Home occupation - type a	Transportation, Communication & Utilities
Dwelling - single family	Recreation, Education & Public Assembly	Solar energy system
Home occupation - type a	Aquarium	Wind energy system, small
Recreation, Education & Public Assembly	Community center	Other
Library	County club	Building, accessory - nonresidential
Park - community	Educational facility	
Park - mini	Golf course	
Park - neighborhood	Religious facilities	
Services	Services	
Child care - residential (4 children)	Adult day care	
Retail	Cemetery or mausoleum	
Mobile food vendor	Child care - commercial	
	Child care - residential (5-10 children)	
	Lodging - bed & breakfast	
	Transportation, Communication & Utilities	
	Utility facility	
	Wireless communication facility (cell towers)	
	Other	
	Temporary uses	