

176.09 R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL. The R-1 Low Density Single-Family Residential District is intended to establish and preserve lower density single-family areas free from other uses except those which are both compatible with and convenient to the residents of such a district.

1. Principal Permitted Uses. The following principal uses are permitted in the R-1 District:

A. Residential Uses:

- (1) Single-family detached dwellings.
- (2) Home occupations, subject to the provisions of Section 176.30.

B. Public, Quasi-public, or Governmental Buildings and Facilities:

- (1) Fire and police stations.
- (2) Public parks, playgrounds, recreational buildings and facilities, and community centers operated by public agencies.
- (3) Churches, synagogues, chapels, and similar places of religious worship and instruction.
- (4) Public elementary, junior high, and high schools, and non-boarding private schools having a curriculum similar to that in the permitted public schools.

2. Conditional Uses. The following conditional uses are permitted in the R-1 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36:

A. Public or quasi-public buildings and facilities essential to the physical welfare of an area such as electrical distribution substations, pipeline pumping stations, gas regulator stations, water storage facilities, and similar uses.

B. Cemeteries.

C. Similar and compatible uses to those allowed as principal permitted uses in this district.

3. Site and Structure Measurements.

A. Minimum lot area - 10,000 square feet. A lot of record as of the effective date of this Ordinance that has less area or less width than herein required may be used for any purpose permitted

in this district provided all other provisions of this Ordinance are met.

B. Minimum lot width - 65 feet.

C. Front yard setback - 30 feet, unless 30 percent or more of the lots within the frontage and within 200 feet are improved with buildings that have observed an average front yard line with a variation in depth of not more than 10 feet, then no portion of a new building shall project beyond the average front yard line so established; but in no event shall a front yard of more than 50 feet be required.

D. Side yard setback - 10 feet; corner side yard setback - 15 feet.

E. Rear yard setback - 35 feet, unless the lot has a depth of less than 115 feet in which instance the depth of the rear yard shall be no less than 30 percent of the depth of the lot but in no event shall the rear yard setback be less than 25 feet.

F. Maximum height - 2½ stories or 35 feet.

4. Other Provisions.

A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.

B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).

C. Signs. Signs are permitted subject to the provisions of Section 176.31.

D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.

E. Cluster Development Option. The Cluster Development Option is permitted subject to the provisions of Section 176.28.