

Sec. 6-3-33. R-1 single-family residential district.

(a) **Purpose.** The purpose of this district is to accommodate urban single-family residential development on relatively large lots. The minimum district requirements provide for spacious low density residential type development and related community facilities in outlying urban areas.

(b) **Permitted uses.**

- (1) Dwellings, single-family, detached.
- (2) Religious uses, including churches and similar places of worship.
- (3) Recreational uses, including public parks, recreation and community or neighborhood buildings and facilities, and golf courses, but not miniature.
- (4) Educational uses, including public and private schools engaged in teaching general curriculum for educational advancement, and administrative buildings for such uses.
- (5) Noncommercial horticulture, including greenhouses and nurseries; and agriculture, including the keeping of poultry and livestock on tracts of at least three acres.
- (6) Public utilities, including water towers, provided that a landscaped outer strip of not less than ten feet in width is provided and suitably maintained contiguous to residential property lines.
- (7) Cemeteries, provided that such uses:
 - a. Consist of a site of at least five acres;
 - b. Have a ten-foot planted buffer strip around their entire perimeter which is kept free of any use except access; and
 - c. Include no crematorium or dwelling unit other than for a caretaker.
- (8) Customary incidental uses and home occupations.
- (9) Signs, in accordance with subsection (c) of this section, pertaining to sign regulations.
- (10) Government office buildings, including parking lots for such buildings.
- (11) Family day care homes.

(c) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the R-1 district:

- (1) Permanent signs for which a permit is not required, limited to: Signs of duly constituted governmental bodies, name and address signs on mailboxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are nonilluminated.
- (2) Temporary signs for which a permit is not required, limited to: Real estate and development signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are nonilluminated, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.
- (3) Permanent signs for which a permit is required:

- a. Residential uses: One business identification sign for each dwelling in which there is conducted a permitted home occupation, provided the sign is nonilluminated and does not exceed four square feet in area.
- b. Subdivisions, multi-family developments: Two (2) subdivision entrance signs per entrance are allowed. Such signs may designate the subdivision by name, symbol, and the name of the developer or development company only. Such signs shall not exceed 64 square feet per sign face. The sign structure shall not exceed a height of ten (10) feet. If a double-faced sign is used without the entrance walls, only one such sign is allowed per entrance. All sign areas for subdivision signs shall be calculated as the sign area only. The sign may be mounted on a wall, fence or other structure with a height restriction as noted. (Ord. 06-04:3-16-04)
- c. Churches: One (1) identification sign for each permitted use, provided the sign is non-illuminated or indirectly illuminated, does not exceed 20 square feet in area, and is placed no closer than five (5) feet to the nearest property line.
- d. Other permitted uses: One identification sign for each permitted use, provided the sign is non-illuminated or indirectly illuminated, does not exceed 20 square feet in area, and is placed no closer than five (5) feet to the nearest property line.

(d) Area regulations.

- (1) Minimum lot area per dwelling unit: 15,000 square feet.
- (2) Minimum lot area: 15,000 square feet.
- (3) Minimum lot width: 100 feet.
- (4) Minimum lot depth: 150 feet.

(e) Yard regulations.

- (1) Minimum front yard: 40 feet.
- (2) Minimum side yard: 20 feet.
- (3) Minimum rear yard: 50 feet.

(f) Height regulations.

- (1) Maximum building height permitted: 35 feet.
- (2) Maximum height of signs permitted: 35 feet.

(g) Offstreet parking and loading regulations. See article H of this chapter.

(h) Bufferyard requirements. Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.B, 12-2-86; Ord. No. 3-92, § I, 3-3-92; Ord. No. 22-95, § I, 12-19-95; Ord. No. 06-04, 3-16-04)