

2.11-A Single-Family Residential District (R1)  
[Amended by Ordinance 0112000, November 20, 2000]

Principal Uses. Principal uses permitted outright are as follows:

1. One single-family detached dwelling structure per lot, excluding mobile and manufactured homes.
2. Subsistence or hobby-type gardening and horticultural activities and related structures having less than 300 square feet total area and used solely for non-commercial purposes.

2.11-A1 Accessory Uses. Accessory uses permitted are as follows:

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade, or industry.
2. Home occupations. See Section 3.8.
3. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than 2 roomers in a dwelling unit.

2.11-A2 Conditional Uses. The following uses may be authorized by the Board of Adjustment as conditional uses, except that any sign or bulletin board for any commercial or public building must be non-flashing and may be no more than 30 square feet:

1. Parks and playgrounds.
2. Public, private, and parochial schools.
3. Churches and other religious or charitable organizations.
4. Nursery schools, day nurseries, orphanages, private kindergartens, and similar child care centers.
5. Private clubs, lodges, convents, social or recreational buildings, and community assembly halls except those having a chief activity carried on for monetary gain, provided that there be no external evidence of gainful activities, however incidental, nor any access to any space used for gainful activities other than from within the building.
6. Public or quasi-public utility and communication facilities, such as branch telephone exchanges, static transformers, booster stations, and pumping

stations, provided there are no service or storage buildings or yards in connection therewith.

7. Private or public golf courses and country club or social club facilities in connection therewith.
8. Uses customarily incidental to the above conditional uses.

2.11-A3 Density Provisions. Density provisions for R-1 are as follows:

1. Maximum number of dwelling structures permitted per lot: 1.
2. Maximum height of building: 2 story but not to exceed 35 feet.
3. Minimum area of lot: for lots served by public or community water and sewer 10,000 feet.
4. Minimum depth of lot: 80 feet.
5. Minimum width of lot: 60 feet.
6. Maximum percent of building coverage: 35% of lot.
7. Minimum front yard depth: 20 feet.
8. Minimum side yard width: 5 feet.
9. Minimum side yard width along flanking street of corner lot: 20 feet.
10. Minimum rear yard required: 20 feet.

2.11-A4 Parking.

At least one, permanently maintained, off-street parking space or a private garage shall be on the same lot as the dwelling, or be attached thereto or made a part of the main building. Such parking space shall be not less than ten (10) feet wide and twenty (20) feet long.