

A. Purpose.

The R-1 district is established to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots. This district is intended to be used primarily in established neighborhoods. Many of the dimensional standards in this district require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas. Uses are allowed as shown in Table 50-19.8;

<b>TABLE 50-14.5-1 R-1 DISTRICT DIMENSIONAL STANDARDS</b>		
<b>LOT STANDARDS</b>		
Minimum lot area per family (One-family) <sup>[1][2]</sup>	The smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face	
Minimum lot area per family (Two-family) <sup>[1][2][3]</sup>	The smaller of 3,000 sq. ft. or average of developed 2-family lots on the block face	
Minimum lot area per family (Townhouse) [1]	2,500 sq. ft.	
Minimum lot frontage (one-family, two-family and townhouses) [1]	The smaller of 40 ft. or average of developed lots with similar uses on the block face	
<b>STRUCTURE SETBACKS</b>		
Minimum depth of front yard	The smaller of 25 ft. or average of adjacent developed lots facing the same street	
Minimum width of side yard (one- and two-family)	General	6 ft.
	Lots with less than 50 ft. frontage and garage	Combined width of side yards must be at least 12 ft.
Minimum width of side yard (Townhouse)		10 ft. if adjacent to another lot
		25 ft. if adjacent to platted street
Corner Lot: width of front side yard	Dwelling	15 ft.
	Detached accessory building	20 ft.
	Permitted non-residential building	25 ft.
Minimum depth of rear yard	25 ft.	
<b>STRUCTURE HEIGHT</b>		
Maximum height of building	30 ft.	
<sup>[1]</sup> Determined using "Lots on the block face" definition. When doing this calculation, exclude the subject lot from the calculation. <sup>[2]</sup> Lots without municipal sewer must also meet requirements of 50-21.2. <sup>[3]</sup> Existing structures that have a change of use from one-family to two-family must meet minimum lot area and frontage, but not setbacks. Section 50.21 <i>Dimensional standards</i> contains additional regulations applicable to this district.		

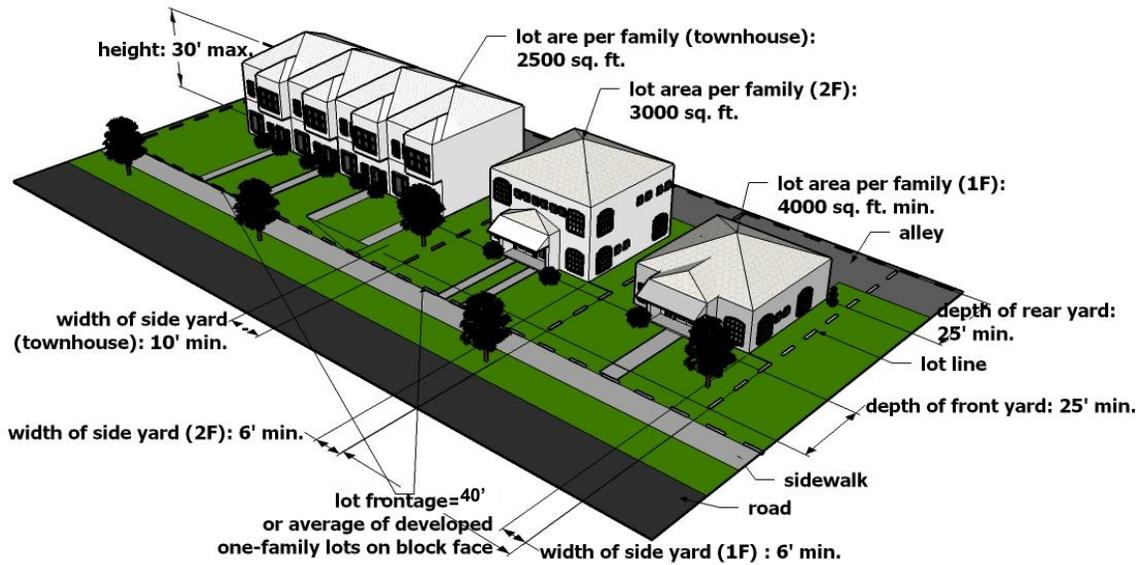
B. Example.

**R-1 Example Building Forms**



C. Illustration.

**R-1 Example Lot Layout**



(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 7; Ord. No. 10225, 5-28-2013, § 1; Ord. No. 10337, 11-24-2014, § 1.)