

## **CHAPTER 12-1400. SINGLE FAMILY RESIDENTIAL DISTRICT R-1-18**

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### **12-1401. PURPOSE.**

To provide and protect areas for low-density, single family neighborhoods, while permitting the limited establishment of public and quasi-public uses which serve the requirements of families.

### **12-1402. PERMITTED USES.**

- A. Accessory uses and buildings customarily incidental to permitted uses, not to exceed 10% of the land.
- B. Agriculture; tilling of the soil, the raising of crops, horticulture, and gardening.
- C. Animals and fowl for recreation or family food production for the primary use of persons residing on the premises, or lot(s) contiguous to the lot on which the primary dwelling exists.
- D. Household pets.
- E. Public buildings.
- F. Public cemetery.
- G. Public church.
- H. Public park or playground.
- I. Public school.
- J. Public utilities, essential services. (Limit area 4' X 4')
- K. Single-family dwellings.
- L. Single-family dwelling with a portion as a rental.
- M. Single-family dwelling with a guest house.
- N. Solar energy systems which provide energy for the private use provided that requirements under Section 4-9 of the Ordinance are met.
- O. Other uses similar to the above may be recommended by the Planning Commission and judged by the City Council to be in harmony with the character and intent of this zone.

### **12-1403. CONDITIONAL USES.**

- A. Child day care or nursery.
- B. Golf course.
- C. Home occupation business.
- D. Private recreation grounds and facilities.
- E. Congregate Living Facilities

### **12-1404. HEIGHT REGULATIONS.**

No main building shall exceed a height greater than two and one-half (2 ½) stories or thirty-five (35) feet. No dwelling structure shall be less than one (1) story. No accessory building shall exceed a height greater than twenty (20) feet measured from the finished grade to the top plate.

### **12-1405. MINIMUM AREA, WIDTH AND YARD REQUIREMENTS**

District            Area                      Front Width   Front Yard   Side Yard   Rear Yard

R-1-18      18,000 sq. ft.                      99 ft.                      35 ft.\*                      10 ft.                      10 ft.

Side yard - On corner lots, the side yard which faces on a street be no less than twenty (20) feet. The front yard set-back on a lot adjoining a cul-de-sac shall be no less than twenty (20) feet at any point of the arc.

\* Exception - Already existing homes as of August 4, 1999, with a front yard setback closer than 35 feet, will keep the same front yard setback as established by the location of the home. The City Council may grant an exception to the 35 foot front yard set-back on an unusual shaped lot.

#### **12-1406. SIGNS.**

Signs permitted in the single family residential district shall be limited to the following:

- A. One civic sign, not to exceed thirty-two (32) square feet in sign area.
- B. One development sign, not to exceed thirty-two (32) square feet in sign area.
- C. One real estate sign, not to exceed eight (8) square feet in sign area.
- D. One residential sign, not to exceed two (2) square feet in sign area.
- E. No more than two (2) signs on any one parcel.
- F. Signs meet required set back per zone.
- G. Signs may not exceed six (6) feet in height at the tallest point.
- H. No commercial signs within a residential district; exception is made for Home Occupation Business Conditional Use Permits within residential districts.

#### **12-1407. MODIFYING REGULATIONS.**

- A. Side yards - Main buildings, other than dwellings, shall have a minimum side yard of ten (10) feet and the total of the two side yards shall be twenty (20) feet. Private garages and accessory buildings, located at least ten (10) feet behind the main building, may have a side yard of two (2) feet with no ingress/egress from a side street. If ingress/egress is to be at the side street, set back shall be 20 feet.
- B. Rear yards - Private garages and accessory buildings, located at least ten (10) feet behind the main building, may have a rear yard of two (2) feet; provided that on corner lots, rearing on the side of another lot, the minimum rear yard for all buildings shall be the same as the minimum side yard requirements of the zoning district.
- C. Any stable, corral, chicken coop, pen or run in which animals or fowl are maintained shall be at least fifty (50) feet from any adjoining residential structure.

#### **12-1408. OTHER PROVISIONS.**

Exceptions to these regulations are provided in Chapter 2 of this Ordinance.