

Sec. 15-1-52. R1-15 Zone, Single-Family Residential, manufactured homes excluded (fifteen thousand square feet)

- (A) *Purpose.* This district is intended to promote and preserve low-density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.
- (B) *Permitted uses.*
- (1) One single-family dwelling. Manufactured homes are prohibited.
 - (2) Customary accessory uses and buildings, provided such uses are incidental to the principal use.
 - (3) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
 - (4) Publicly owned and operated schools, parks and recreation areas and centers.
 - (5) Home occupations.
- (C) *Conditional uses.*
- (1) One additional single-family dwelling for use as a guest house not to exceed fifty (50) percent of the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of fifteen thousand (15,000) square feet of lot area per dwelling unit.
 - (2) Churches or similar places of worship.
 - (3) Public utility buildings, structures, or appurtenances thereto for public service use.
 - (4) Temporary home and land sales offices provided they are located within the same subdivisions as the land and home that are offered for sale.
 - (5) Private schools.

- (6) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
 - (7) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
 - (8) Bed and breakfast.
- (D) *Property development standards.*
- (1) Minimum lot area: Fifteen thousand (15,000) square feet.
 - (2) Minimum average lot width: Sixty (60) feet.
 - (3) Minimum lot frontage: Thirty (30) feet.
 - (4) Maximum lot coverage: Forty (40) percent.
 - (5) Minimum front yard: Twenty (20) feet.
 - (6) Minimum side yard: One side yard of eight (8) feet and One side yard of twelve (12) feet except that where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet.
 - (7) Minimum rear yard: Fifteen (15) feet.
 - (8) Minimum dwelling size: Exclusive of patios, porches and garages, one thousand five hundred (1,500) square feet.
 - (9) Maximum building height: Not to exceed thirty-five (35) feet.
 - (10) Minimum off-street parking required: Two (2) side by side parking stalls.
- (E) *General provisions.* The provisions of section 15-1-44 shall apply.
- (F) *Signs.* The provisions of section 15-1-45 shall apply.
- (G) *Parking and loading.* The provisions of section 15-1-46 shall apply.
- (H) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.
- (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03)
Note—See the editor's notes following § 15-1-47.