

**SECTION 48**  
**R-1, SUBURBAN RESIDENTIAL DISTRICT**

Subdivision

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<sup>4</sup> **48.01 PURPOSE:** The purpose of the R-1, Suburban Residential District is to provide for low to medium density single family detached dwelling units and directly related, complementary uses in areas designated as the rural service area by the Comprehensive Plan.

**48.02 PERMITTED USES:** Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-1 District:

- A. Day care facilities serving twelve (12) or fewer persons.
- B. Essential services.
- C. Personal wireless service antennas located upon a public structure or existing tower, as regulated by Section 29 of this Ordinance.
- D. Public parks, playgrounds, and residential uses.
- E. Residential care facilities serving six (6) or fewer persons.
- F. Single family detached dwellings.

**48.03 INTERIM USE:** Subject to applicable provisions of this Ordinance, the following are interim uses in the R-1 District and are governed by Section 5 of this Ordinance:

- A. Farms, farmsteads, and farming.
- B. Temporary mobile towers as regulated by Section 29 of this Ordinance.

**48.04 USES BY ADMINISTRATIVE PERMIT:** Subject to applicable provisions of this section, performance standards established by this Ordinance, and processing requirements of Section 6, the following are uses allowed in the R-1 District by administrative permit as may be issued by the Zoning Administrator:

- A. Model homes, temporary, as regulated by Section 19 of this Ordinance.
- B. Real estate offices, temporary, as regulated by Section 19 of this Ordinance.

**48.05 ACCESSORY USES:** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-1 District:

- A. Accessory uses incidental and customary to the uses permitted in Sections 48.02, 48.03, and 48.06 of this Ordinance.
- B. Fences as regulated by Section 15.06 of this Ordinance.
- C. Home occupations and home offices as regulated by Section 25 of this Ordinance.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Private garages and off-street parking.
- F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Radio and television receiving antennas including single satellite dish TVROs two (2) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 29 of this Ordinance.
- H. Recreational vehicles and equipment.
- I. Signs as regulated by Section 31 of this Ordinance.
- J. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

**48.06 CONDITIONAL USES:** Subject to applicable provisions of this Ordinance, the following are conditional uses in the R-1 District. (Requires a conditional use permit based upon procedures and performance standards set forth in and regulated by Sections 4.02 and 4.04 of this Ordinance.)

- A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City.
- B. Personal wireless service antennas not located on a public structure or existing tower as regulated by Section 29 of this Ordinance.
- C. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that side yards shall be double that required for the district.
- D. Single satellite dish TVROs greater than two (2) meters in diameter as regulated by Section 29 of this Ordinance.

**48.07 LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in the R-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Area Requirements:

On-Site Sewer  
and Water Systems

- |    |           |                     |
|----|-----------|---------------------|
| 1. | Lot Area  | 45,000 square feet* |
| 2. | Lot Width | 150 feet            |
| 3. | Lot Depth | 100 feet            |

\* Additional lot area may be required if soils demonstrate inability to satisfactorily accommodate on-site sewer and water systems.

- <sup>4</sup> B. Density. Not greater than one (1) dwelling unit per forty-five thousand (45,000) square feet. In anticipation of future urban development, the City shall allow interim densities of four (4) units per forty (40) acres with a minimum lot size of one (1) acre. Clustering of developable lots shall be mandatory to ensure that future City services can be accommodated. Transfer of development rights shall be allowed provided the properties upon which the transfer area occurs is contiguous and of common ownership. A minimum of forty (40) acres shall be required to split off ten (10) developable acres. A minimum of thirty (30) acres shall be necessary to split off seven and one-half (7.5) developable acres. A

minimum of twenty (20) acres shall be required to split off five (5) developable acres. One (1) lot, not to exceed two and one-half (2.5) acres in size, may be split from an existing parcel of less than twenty (20) acres if it is demonstrated that the minimum developable area satisfies the requirements of this Ordinance and that there is sufficient area identified for the establishment of existing or future City services. Below is a table that represents the requirements per acre:

Total Acres	Maximum Allowed for a Lot Split
40 acres	10 developable acres
30 acres	7.5 developable acres
20 acres	5 developable acres
Less than 20 acres	2.5 developable acres

C. Principal Structure Setbacks:

1. Front Yard:

Setbacks From Right of-Way Lines	Street Class
35 feet	State/Federal Highway
35 feet	County Road
35 feet	Local Street
35 feet	From Cul-De-Sac Right-of-Way

Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

2. Side Yard: Ten (10) feet.

3. Rear Yard: Twenty (20) feet.

D. Accessory Structures Setbacks as regulated by Section 15.04 of this Ordinance.

**48.08 LOT COVERAGE AND HEIGHT:** The following requirements shall be observed in the R-1 District:

A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty (30) percent.

B. All single family residences shall be limited to a maximum height of two and one-half (2.5) stories or thirty-five (35) feet.

C. Accessory structures as governed by Section 15.04 of this Ordinance.

<sup>4</sup>D. The combined total floor area of a detached accessory building or buildings or detached garages shall not exceed the following maximum area requirements:

1. Within the urban service area designated by the Comprehensive Plan:

<b>Lot Area</b>	<b>Maximum Total Floor Area of All Detached Accessory Structures</b>
1.00 acres or smaller	1,250 square feet
1.01 to 2.00 acres	1,500 square feet
2.01 to 4.99 acres	2,000 square feet
5.00 to 6.99 acres	2,500 square feet
7.00 acres or larger	4,000 square feet

2. Within the rural service area designated by the Comprehensive Plan:

<b>Lot Area</b>	<b>Maximum Total Floor Area of All Detached Accessory Structures</b>
1.00 acres or smaller	1,250 square feet
1.01 to 2.00 acres	1,500 square feet
2.01 to 4.99 acres	2,000 square feet
5.00 to 6.99 acres	2,500 square feet
7.00 to 9.99 acres	4,000 square feet
10.00 acres or larger	No Limit

<sup>4</sup>E. Density. In anticipation of future urban development, the City shall allow interim densities of four (4) units per forty (40) acres with a minimum lot size of one (1) acre. Clustering of developable lots shall be mandatory to ensure that future City services can be accommodated. Transfer of development rights shall be allowed provided the properties upon which the transfer area occurs is contiguous and of common ownership. A minimum of forty (40) acres shall be required to split off ten (10) developable acres. A minimum of thirty (30) acres shall be necessary to split off seven and one-half (7.5) developable acres. A minimum of twenty (20) acres shall be required to split off five (5) developable acres. One (1) lot, not to exceed two and one-half (2.5) acres in size, may be split from an existing parcel of less than twenty (20) acres if it is demonstrated that the minimum developable area satisfies the requirements of this Ordinance and that there is sufficient area identified for the establishment of existing or future City services. Below is a table that represents the requirements per acre:

<b>Total Acres</b>	<b>Maximum Allowed for a Lot Split</b>
40 acres	10 developable acres
30 acres	7.5 developable acres
20 acres	5 developable acres
Less than 20 acres	2.5 developable acres