

### 5.3 R-1 Single Family Residence District

No building or use shall hereafter be established or enlarged within the R-1 Single Family Residence District unless it conforms to the following regulations:

- a. Principal Uses.
  - (1) Single-family detached dwellings.
  - (2) Parks and playgrounds.
  - (3) Churches and similar places of worship
  - (4) Public or private elementary, middle and high schools (in Sanitary Districts only).
- b. Conditional Uses. See Section 6 for specific conditional uses and conditions.
- c. Lot Size Requirements.
  - (a) Minimum lot area: 12,000 square feet.
  - (b) Minimum lot width: Eighty feet (80').
- d. Building Bulk Limitations.
  - (1) Maximum building height: Thirty-five feet (35').
  - (2) Lot coverage: No more than thirty percent (30%) of the area of a lot shall be occupied by a building or structure with its accessory buildings.
  - (3) Yard Requirements:
    - (a) a front yard not less than thirty feet (30') in depth;
    - (b) a side yard on each side of lot not less than ten feet (10');
    - (c) a rear yard not less than fifty feet (50') in depth.
- e. Building Coverage and Construction Specifications.

All dwellings hereafter constructed or erected shall conform to the following regulations:

  - (a) The minimum building width shall not be less than twenty-two feet (22').
  - (b) All dwellings shall be constructed or erected on a Uniform Dwelling Code - approved foundation.
  - (c) Manufactured dwellings and manufactured homes shall be constructed and installed pursuant to the manufacturer's specifications.