

5.3.1 R-1 Rural Standard District (R-1/RS)

No building or use shall hereafter be established or enlarged within the R-1 Rural Standard District

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unless it conforms to the following regulations:

a. Permitted 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.

- (1) On-site sewage disposal systems.
  - (a) Minimum lot area: 20,000 square feet except where Department of Natural Resources regulations require more.
  - (b) Minimum lot width: 110 feet
- (2) With municipal sewers.
  - (a) Minimum lot area: 14,500 square feet.
  - (b) Minimum lot width: 110 feet

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 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 fifteen feet (15').
  - (c) a rear yard not less than fifty feet (50') in depth.

e. Building Coverage and Construction Specifications.

- (1) 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.
  - (d) Shall be properly connected to utilities.