

ARTICLE V

“R-1” SINGLE FAMILY RESIDENTIAL DISTRICT

Section 5.00 GENERAL DESCRIPTION

The “R-1” District is the most restrictive Residential District and is to be considered the most restrictive District in this Ordinance. The principal use of land is exclusively for single-family residential uses as well as related recreational, religious, and educational facilities normally found in an orderly and attractive residential area. Residential uses in this District are intended to be protected from encroachment of uses that are not appropriate to a residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of the different uses.

Section 5.01 PRINCIPAL PERMITTED USES

Property and buildings in an “R-1” Single Family Residential District shall be used only for the following purposes:

1. Single-family dwellings, including manufactured homes.
2. Public schools, elementary, junior high and high schools.
3. Parochial or private schools having similar curricula as public schools and having no rooms used regularly for housing or sleeping purposes.
4. Public, semi-public parks, swimming pools, and playgrounds.
5. Private non-commercial recreational areas and facilities, swimming pools, institutional or community recreation, centers including country clubs and golf courses.
6. Family Homes.
7. Farming and truck gardening, but not on a scale that would be obnoxious to adjacent areas because of noise or odors.
8. The taking of boarders or the leasing of rooms by a resident family, providing total number does not exceed two (2) per building.
9. Home occupations and home industries, provided Sections 3.19 through 3.22 are met.
10. Accessory uses and buildings that are customarily incidental to any of the above stated uses. Accessory uses shall include private garages and carports, private swimming pools, solar energy equipment, and private greenhouses not operated for commercial purposes.
11. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

Section 5.02 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

1. Hospitals, nursing homes, or convalescent homes with the same off-street parking and yards as those required for other institutional uses under this Ordinance.
2. Public utilities.
3. Accessory uses and buildings that are customarily incidental to any of the above stated uses.
4. Churches and temples.

Section 5.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 5.04 OFF STREET PARKING AND LOADING REQUIREMENTS

Shall be those regulations as specified in Section 16.00.

Section 5.05 SIGN REGULATIONS

The following signs are allowed, but require a permit unless otherwise stated.

1. General Provisions. All signs and billboards shall be maintained in a neat and presentable condition and in the event their use will cease, they shall be removed promptly and the surrounding area restored to a condition free from refuse and debris.
2. In any Residential District the following signs are permitted:
 - a. Name Plates not to exceed two (2) square feet in area.
 - b. Off premise church or public bulletin boards.
 - c. Temporary signs advertising the lease or sale of the premises, not to exceed nine (9) square feet in area.
 - d. Allowed facilities, other than single family dwellings, may have signs, bulletin boards and name plates not to exceed twelve (12) square feet per side, and may be illuminated only with indirect or shielded, non-intermittent lights that do not exceed one hundred twenty (120) watts or seven hundred fifty (750) cd/m² or NITs, whichever is less.
 - e. Subdivisions, condominiums, and schools, churches, and multi-family units for more than three families may have an identifying monument sign that does not exceed five feet above the natural surface of the ground or eight feet in width.
 - f. Signs must not project more than four (4) feet above the roof line.
 - g. Temporary, non-flashing, illuminating, portable signs.
3. Sign Setbacks. In all districts where permitted, signs shall be set back from the right-of-way line of any street or highway so that the sign will not impede site distance, cause any

safety hazard of any nature, and maintain the general location of signs in relation to nearby properties. No sign will be permitted within fifteen (15) feet of any electric utility wire. The minimum setback for larger signs in the special commercial sign district shall be fifteen (15) feet. For all signs, a representative of the police department, street department, electric utility and zoning authority will approve the proposed setback prior to any permit issuance after duly considering the above factors.

No outdoor advertising sign shall be permitted which faces the front or side yard of any lot in a "R" district used for residential purposes within one hundred (100) feet of such lot lines, or which faces any public parkway, public square, or entrance to any public park, public or parochial school, church, cemetery, or other similar institution within three hundred (300) feet thereof.

4. Billboards. No billboards will be allowed within the city limits.

