

R1 LOW-DENSITY RESIDENTIAL DISTRICT

These districts are intended to be used for single-family residential development with low population densities and agricultural uses in order to protect the property in this district from the depreciating effects of more densely developed residential districts. Additional permitted uses, by review of the planning commission, include educational facilities normally required to provide the basic elements of a balanced and attractive residential zone.

Development standards

- Minimum lot area (square feet) per dwelling unit- 12,000
- Minimum dwelling size (square feet) - 1,200
- Minimum lot width (feet) - 100
- Minimum front yard setback from street (feet) - Major Street 75 Other streets- 75
- Minimum side yards (feet) - 10
- Minimum rear yard (feet) - 30
- Maximum lot coverage for principal structure (percent) - 30
- Maximum height of structure (feet) - 35

Use Provisions

Additional requirements may apply, refer to Zoning Ordinance.

- Single family dwellings
- Agriculture, excluding raising of poultry or livestock
- Schools
- Recreation facilities
- Governmental office buildings
- Churches
- Modular homes
- Utility Substations-if essential to R1 zone