

### 6.3 Single Family Residential District (R-1)

- a. Purpose: The "R-1" Single Family Residential District is intended to provide a district which will allow residential development in those areas where such development complies with the Comprehensive Plan and policies.
- b. Permitted Uses: Within any "R-1" District, no structure or land shall be used except for one or more of the following uses:
  1. Single Family detached dwellings.
  2. Public parks and playgrounds.
- c. Conditional Uses: Within any "R-1" Single Family Use District no structure or land shall be used for the following uses unless a conditional use permit is approved.
  1. Recreation facilities, privately owned and designed to serve more than one family, limited to 9 or 18 hole golf courses which average 200 yards per hole or more; country clubs provided no building is less than one hundred (100) feet from all exterior boundary lines; tennis club provided all structures are one hundred (100) feet or more from all exterior boundary lines; and docking facilities for storage and service of boats used on the abutting waterbody.
  2. The storage outside of principal structures of more than two (2) of the following: building for winter ice fishing, mobile camp trailer, camper, utility tractor, boat over 16 feet race car, provided the above named are owned by the resident.
  3. Kennels.
- d. Permitted Accessory Uses: Within any "R-1" District the following uses shall be permitted accessory uses:
  1. Private garages, parking spaces and carports for passenger cars and not for more than two trucks.
  2. Home occupations as regulated herein.
  3. Decorative landscape features and recreation equipment.
  4. Keeping of not more than two boarders or roomers by resident family.
  5. Signs as regulated herein.
  6. Private swimming pools and tennis courts.
  7. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time normally necessary for such construction.

8. Firewood for private use not to exceed 30 inch lengths.

e. Lot Area, Height, Lot Widths and Yard Requirements

1. No structure shall exceed two (2) stories or twenty five (25) feet whichever least, in height except as otherwise regulated by this Ordinance.
2. A side yard abutting a public right-of-way (street) shall not be less than thirty (30) feet in width.
3. The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications set forth in other sections of this Ordinance.

Minimum Lot Area:	43,560 square feet
Minimum Lot Width:	150 feet
Front Yard Depth:	53 feet from center line of right-of-way
Side Yard Depth:	16 feet
Rear Yard Depth:	50 feet
Minimum Habitable Ground Floor Area:	1,040 square feet