

## DIVISION 3. R-1 RESIDENTIAL DISTRICT

### **Sec. 58-151. Established.**

- (a) *Purpose.* The R-1 residential district is intended to provide residential development limited to single-family homes set individually on separate lots in older areas of the village.
- (b) *Requirements.* The following requirements shall apply in the R-1 residential district:
- (1) *Lot size.*
    - a. Minimum lot area, 5,000 square feet.
    - b. Minimum lot width, 50 feet.
  - (2) *Setbacks.* There shall be a rear yard setback of 25 feet. There shall be a side yard on each side of the building of eight feet or ten feet of combined width. There shall be a front yard setback of 25 feet.
  - (3) *Height.* The maximum permitted height shall be:
    - a. Principal structure, 35 feet;
    - b. Accessory structure, 20 feet.
  - (4) *Lot coverage by buildings.* The maximum lot coverage by a main building and all accessory buildings shall be 33 1/3 percent of the lot area.
  - (5) *Minimum floor area.* The minimum required floor area shall be:
    - a. One-family dwelling, 680 square feet;
    - b. Two-story dwelling, 800 square feet per family.
- (c) *Permitted uses.* A building or premises in the R-1 district shall be used only for the following purposes:
- (1) Home occupation.
  - (2) Public kindergarten, elementary and high school, or a private school having the same curriculum as ordinarily given in a public school, provided that any such building shall be located not less than 35 feet from any side lot line.
  - (3) Publicly owned or publicly operated park and playground, provided than any building shall be located not less than 35 feet from any side lot line.
  - (4) Single-family dwellings.
  - (5) Accessory building or use, including a private garage, carport and paved parking areas customarily incidental to the uses set forth in subsections (c)(1) – (4) of this section, but not involving the conduct of a business.
  - (6) Temporary buildings for construction purposes, not to exceed a one-year period.

(d) *Conditional uses.* A building or premises in the R-1 district shall be used only for the purpose of a two-family dwelling, when approved as a conditional use.

(Code 1988, § 10-1-26)