

## Sec. 10-5-22 R-1 Single-Family Residential District.

- (a) **Purpose.** The R-1 District is intended to provide for residential land uses.
- (b) **Permitted Uses.** As listed in Table 5-1.
- (c) **Conditional Uses.** As listed in Table 5-1.
- (d) **Dimensional Requirements.** Unless otherwise designated in this Chapter, in the R-1 District, the minimum dimensions and setbacks of yards, the minimum lot area, the minimum lot width, the maximum lot coverage by all buildings, the minimum floor area and the maximum building height permitted shall be as follows:
  - (1) **Minimum Front Yard Setback.** Fifteen (15) feet.
  - (2) **Minimum Side Yard Setback.** Ten (10) feet on each side.
  - (3) **Minimum Rear Yard Setback.** Ten (10) feet.
  - (4) **Minimum Lot Area.** Seven thousand two hundred (7,200) square feet.
  - (5) **Minimum Lot Width.** Fifty (50) feet.
  - (6) **Minimum Floor Area of Principal Buildings.** Nine hundred sixty (960) square feet for a single-family dwelling, and one thousand nine hundred twenty (1,920) square feet for a two-family dwelling.
  - (7) **Maximum Building Height.** Thirty-five (35) feet for the principal building and fifteen (15) feet for an accessory building.
  - (8) **Minimum Corner Lot Setback.** Fifteen (15) feet both sides on a corner lot.
  - (9) **Maximum Floor Area of Accessory Buildings.** 1,500 square feet.