

CHAPTER 3

R-1 SINGLE-FAMILY DISTRICT

SECTION:

- 10-3-1: Scope
- 10-3-2: Use Regulations
- 10-3-3: Parking Regulations
- 10-3-4: Height Regulations
- 10-3-5: Area Regulations

10-3-1: SCOPE: The regulations set forth in this Chapter or set forth elsewhere in this Title when referred to in this Chapter are the zoning regulations in the "R-1" Single-Family District.

10-3-2: USE REGULATIONS: A building or premises shall be used only for the following purposes:

Single-family dwelling.

Park, playground and community building owned or operated by a public agency.

Public school, elementary and high, or private school having a curriculum the same as ordinarily given in a public elementary school or public high school.

Church and temple.

Golf course, except miniature course or practice driving tee operated for a commercial purpose.

Home occupation.

Accessory use or building, including a private garage customarily incident to the above uses, but not involving the conduct of a business. Any accessory building that is not a part of the main structure shall be located in the rear or side yard not less than ten feet (10') from any lot line. An accessory use shall also include a church or public bulletin board and temporary sign appertaining to the lease, hire or sale of a building or premises, which shall not exceed twelve (12) square feet in area.

10-3-3: PARKING REGULATIONS: Off-street parking space shall be provided as follows:

Single-family dwelling: One parking space for each dwelling unit.

Church and temple: One parking space for each eight (8) seats in the main auditorium.

School and public building: One parking space for every ten (10) seats in the main auditorium, stadium or other place of public assembly.

10-3-4: HEIGHT REGULATIONS: No building shall exceed two and one-half (2 1/2) stories nor shall it exceed thirty five feet (35') in height.

10-3-5: AREA REGULATIONS:

(A) Front Yard:

1. There shall be a front yard having a depth of not less than thirty feet (30').
2. The required front yard shall be provided on both streets where a lot is located at the intersection of two (2) or more streets, and where other platted lots front upon the side street.

(B) Side Yard:

1. There shall be two (2) side yards, one on each side of the main building, each having a width of not less than ten feet (10').
2. No accessory building shall project beyond the yard line on any street.

(C) Rear Yard: There shall be a rear yard having a depth of not less than thirty feet (30').

(D) Lot Area Per Family: Every lot shall have an area of not less than ten thousand (10,000) square feet and an average width of not less than eighty feet (80'), except that if a lot or tract has area or width other than herein required and was of record on the effective date of this Title, that lot may be used for purposes permitted in this district. (Ord. 220; 5-5-62)

(E) Floor Area: No single-family residence building shall be constructed unless it shall contain at least nine hundred eighty eight (988) square feet on the main living floor, excluding attached garage or separate garage, carport and patio, breezeway, etc. (Ord. 290; 7-6-70)