

111.700

RESIDENTIAL DISTRICT “R-1”

111.701

Permitted uses This district is intended primarily for single family residential use. The following uses only are permitted:

- (a) One residence on each lot as a detached single family dwelling.
- (b) Customary gardening.
- (c) Accessory uses that are customarily incidental to any permitted principal use.
- (d) Transitional uses, Home occupations and private swimming pools as regulated and permitted in Article V.
- (e) Temporary uses as permitted and regulated in Article III, Sec. 8.

111.702

Prohibited uses. The keeping or raising or riding horses, farm animals or poultry is prohibited.

111.703

Height and area. The following height and area regulations shall apply.

- (a) **Height:** No building shall exceed a maximum of two and one-half stories or 35 feet in height, whichever is the lesser.
- (b) **Front yard:** There shall be a front yard of not less than 35 feet.
- (c) **Side yard:** There shall be at least two side yards totaling at least 25 feet and no side yard shall be less than 10 feet provided, however, that when a side lot adjoins a street, a minimum yard of 20 feet is required.
- (d) **Rear yard:** There shall be a rear yard of at least 30 feet.
- (e) **Minimum lot size** shall be twenty four thousand square feet (24,000 sq ft) unless said lot (s) are located within a municipal sanitary sewer district. Lot (s) located within such a district shall be a minimum of twenty thousand square feet (20,000 sq ft). (Amended 11/08/2005)
- (f) **Lot width:** The minimum lot width at the setback line shall be 100 feet.
- (g) **Floor area:** There shall be a minimum floor area of 1,200 square feet. (Amended: 5-14-96)