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**ARTICLE 6
R-1 DISTRICTS**

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Sec. 106.1 **USES.**

In an R-1 District no building or premises shall be used and no building or structure shall be erected or altered except for one or more of the following specified purposes.

A. PRINCIPAL USES AND BUILDINGS.

1. Dwellings, Private. Each such dwelling shall contain not less than four rooms and complete bath.

2. Municipal Uses. Same as permitted in Agricultural Districts.

3. Special Authorization. When authorized by the Board of Appeals, the following may be built, enlarged or altered:

- (a) Churches and missions.
- (b) Public and Parochial Schools.
- (c) Telephone exchanges, transformer stations, and gas regulator stations.

B. ACCESSORY USES AND BUILDINGS.

Accessory uses or structures as outlined in Article 4, Section 104.9 are lawful in this district.

2. Professional Uses. Same as permitted in Agricultural Districts.

3. Home Occupations. Same as permitted in Agricultural Districts.

4. Leasing Of Rooms. Same as permitted in Agricultural Districts.

5. Signs. Same as permitted in Agricultural Districts.

(chap. XII of code eff. Oct. 3, 1963)

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Sec. 106.2 **HEIGHTS AND AREA.**

A. HEIGHTS. No building or structure shall exceed two (2) stories in height.

B. MINIMUM LOT AREA. All dwellings built in R-1 Districts shall have a minimum lot area of thirteen thousand two hundred sixty (13,260) square feet and a minimum lot width of one hundred (100) feet. This, however, shall not prevent use by one (1) family of any lot existing and of record at the time of the passing of this Ordinance and under separate ownership from an adjacent vacant lot.

C. MINIMUM GROUND FLOOR AREA. All dwellings built in R-1 Districts shall have a minimum ground floor area, exclusive of an attached garage, as follows:

1. One story dwellings shall have a minimum ground floor area of one thousand (1,000) square feet.

2. One and one-half (1-1/2) story dwellings, and those having greater heights, shall have a minimum ground floor area of eight hundred (800) square feet.

D. FRONT YARDS. There shall be a front yard on every lot. The minimum depth of any front yard shall be forty (40) feet except for the following provisions:

1. Any dwelling hereafter erected along a block-front shall be provided with a front yard at least equal to the average of the front yards of the existing dwellings.
2. No new dwelling shall project into the required front yard area more than one-third (1/3) of the distance separating the nearest dwelling on an abutting lot.
3. In no case shall the above provisions be construed to require a front yard depth greater than fifty (50) feet.

E. SIDE YARDS.

1. On all lots established after passage of this Ordinance there shall be for every building a side yard along each lot line of a minimum width of ten (10) feet and the total width of both side yards shall be at least twenty (20) feet.
2. On all lots established prior to passage of this Ordinance there shall be for every building a side yard along each lot line of a minimum width of seven and one-half (1-1/2) feet and the total width of both side yards shall be at least fifteen (15) feet.
3. The width of a side yard abutting upon a street shall be not less than the minimum front yard required in this district, but this shall not reduce the buildable width of any lot of record at the time of passage of this Ordinance to be less than twenty-four (24) feet providing any adjacent vacant lot is under separate ownership.

F. REAR YARDS. There shall be a rear yard on every lot, the minimum depth of which shall be thirty (30) feet; provided however, a private garage may be constructed within five (5) feet of said rear lot line.

G. OFF-STREET PARKING. Same as required in Agricultural Districts.
(chap. XII of code eff. Oct. 3, 1963)