

# R1- Low Density Single Family Residential

§ 153.021 (B) Residential Districts. Six districts, RS, R1, R2, R3, R4, and R5, are established for residential use in conformity with the types of neighborhoods, which have occurred, and are likely to develop in the areas so designated on the Zone Maps. The Districts differ primarily with respect to requirements of lot size, building ground floor area, and the number of families that may be housed in one building.

R1 is a single-family, low-density residential district. The minimum lot size and building area are less than the RS District. R1 Districts usually include new and developing single-family neighborhoods and subdivisions.

## USES: PERMITTED\*

\*All uses not found on either of these lists will require a Variance hearing in front of the Board of Zoning Appeals. Applications can be found in the Advisory Plan Department.

Dwelling, single family  
Elementary & secondary schools  
Farm general  
Home stay, host home  
Private swimming pools  
Public park or recreational facilities  
Temporary mobile home, during construction  
Section A  
Transmission lines for gas, oil, electricity, other utilities

## USES: SPECIAL EXCEPTIONS\*

\*Will require BZA hearing

Bed & Breakfast  
Church or temple  
College & universities  
Contractors temp bldg.  
Customary Home Occupation  
Day care center & home day nursery  
Government office bldg.  
Government/maintenance/service bldg.  
Junior colleges/technical institutes  
Lake, artificial or 3+ acres  
Libraries & information centers  
Microwave towers  
Police or fire station  
Public or commercial sanitary landfill or garbage disposal plant  
Public water wells, water stations, filtration plants, reservoirs & storage tanks  
Radio-TV transmitting towers  
Railroads/R.O.W. & necessary uses  
Residential condos  
Telephone exchange or public utility substations

**Other similar uses** SIC Div. A & E

**ADVISORY PLAN DEPARTMENT  
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## R1 PARKING SPACES REQUIRED: BY USE\*

**Agricultural Uses (SIC 01/02/07/08/09)**  
Not Applicable

**Amusement & Recreation Uses SIC 78/79**  
1 per 2 of avg. #of employees/customers/users on site  
at one time

**Industrial Uses Not Applicable**  
(SIC 10/12/13-17/20-39/9050/51/59/61)

**Institutional Uses (SIC 43/805/806/82)**  
1 per 2 of avg. # of employees/customers/users on site  
at one time

**Large Product Retail & Services**  
(SIC 52/55/5712/5722) Not Applicable

**Nonclassified Uses (SIC 99)** As determined by BZA

**Office & Business Services**  
(SIC 60-65/67/73/80/81/83/86/87)  
-1 space per 200 square feet gross floor area  
-Parking requirements for a standard site design for  
a chain, designed by a design professional, can be based  
on documentation (provided by the developer in writing)  
of parking needs of successful similar developments at  
the Plan Department's discretion.

**Residential Uses (SIC 99)**  
-2 per single family dwelling unit  
-1.5 per multifamily dwelling unit  
-1 per bedroom for boarding house, cooperative, tour-  
ist home, and similar group uses  
-2 per home professional business or customary home  
occupation, in addition to dwelling unit requirement

**Retail & Service Uses Not Applicable**  
(SIC 53/54/56-59/70/72/75/76/89)

**Transportation & Utility Uses (SIC 40-42/44-49)**  
1 space per 2 of avg. # of employees/customers/users  
on site at one time

**Multiple Purpose/ Multiple Unit leased commercial  
complexes with variable office, industrial, retail uses  
& space open to the public Not Applicable**

## R1 DISTRICT REQUIREMENTS: SINGLE FAMILY DWELLINGS

### Minimum Lot Area in Sq Ft per Unit

With Sewers: 12,000  
Without Sewers: 20,000

**Minimum Lot Width:** 80'

**Maximum Building Height:** 25'

### Minimum Front Yard

Arterial Highway: 40'  
Local Highway or Local Street: 30'

**Minimum Side Yard in Percent of Lot Width:**  
10% (but not less than 5' nor more than 25')

### Minimum Rear Yard

Main Building: 20'  
Accessory Building: 5'

**Minimum Building Front Line:** 24'

**Vision Clearance on Corner Lots:** YES

### Minimum Ground Floor Building Area in Sq Ft

One Story Dwelling: 960  
Two Story Dwelling: 720

**Maximum Lot Coverage in % of Lot Area:** 30%

**# of Off-street Parking Spaces to be provided on  
Lot:** 2

## § 153.065: SIGNAGE\*

\*All new, refaced, and temporary signs require a permit  
from the Advisory Plan Department.

- Name plates shall not exceed 2 square feet in area  
and display only the following:

1. Name of the premises upon which it is displayed; and
2. Name of the owner or lessee of said premises;
3. Address of said premises.

-Advertising structures (billboards) are not permitted.