

ARTICLE V

Single Family Residential District (R-1)

Section 5: Single Family Residential District

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Section 5.1. INTENT.

The Single Family Residential District is one of single family homes designed to maintain, protect and preserve a character of development with not more than a single family dwelling and customary accessory buildings on one lot. Low impact development practices shall be constructed to cool, treat and filter the first 1.25 inches of rainfall from all impervious surfaces.

Section 5.2. PRINCIPAL PERMITTED USES.

Within the (R-1) Single Family Residential District, unless otherwise provided, a building or premises shall be used for only the following purposes.

Agriculture/Conservation Uses	Residential Uses	Civic Uses
Agriculture Conservation Areas Crop Production Critical Area Floodplain Horticulture Undeveloped or Unimproved Land Water Control Structures or Retention Basins	Cottage Single Family Residential Residential Renting	Government/Public Services Local Utility Services Park and Recreation Services

Section 5.3. CONDITIONAL USES.

The following uses and structures are allowed subject to specific conditions and requirements as approved by the Board of Adjustment intended to make them compatible with and acceptable to adjacent uses.

Residential Uses	Civic Uses	Commercial Uses
Relocated Residential Residential Planned Unit Development	Major Utility Facilities Religious Assembly Educational Facilities	Golf Course

Section 5.4. PERMITTED ACCESSORY USES.

Permitted accessory uses shall not be the principal structure on any lot, and accessory uses are to remain incidental and secondary in size, use, and nature to the principal permitted use. The following accessory uses and structures shall be permitted.

1. Essential Services
2. Private garages or carports.
3. Patios, cabanas, porches, gazebos, and incidental household storage buildings
4. Clubhouse or swimming pool when used in combination with a homeowners association, subdivision, or manufactured home community.
5. Normal accessory buildings and structures such as private swimming pools, children's playhouses and tents, radio and television receiving antennas, antennas, barbecue pits, playground equipment, tennis courts, etc.
6. Normal accessory buildings and structures for public recreation areas such as refreshment stands, playground equipment, all-weather shelters, tennis courts, barbecue pits, etc.
7. Domestic animals such as cats and dogs may be permitted; provided however, no more than 3 cats or dogs over six months of age are allowed. Horses, cows, sheep, chickens, etc., or wild and untamed animals shall be excluded except as otherwise provided for in this ordinance.
8. Flower and vegetable gardening for noncommercial purposes.
9. Greenhouses and horticultural nurseries for noncommercial purposes.
10. Home occupations in accordance with Section 11.19.
11. Customary accessory uses and structures incidental to permitted uses; however, the storage of any unlicensed and/or inoperable vehicle for more than three months is expressly prohibited.
12. Pickup campers, recreational vehicles, and motor homes may be stored, provided, however, that the owner or tenant of the property is in fact the actual owner and further provided that said units may not be occupied. In addition, not more than one such unit may be stored in the rear yard of any one residence, and storage shall be in an inconspicuous location.
13. Temporary buildings for uses incidental to construction, which buildings shall be removed upon the completion or abandonment of construction, and in compliance with Section 11.16.
14. Accessory buildings and uses customarily incidental and subordinate to the above permitted and conditional uses, and in accordance with Section 11.12.

Section 5.5. BULK REGULATIONS.

The following minimum requirements shall be provided for light and open space around permitted and conditional uses and structures in the (R-1) Single Family Residential District, subject to the Supplemental District Regulations.

Minimum Lot Area -	Single Family	7,500 square feet
	All other uses	10,000 square feet
Minimum Lot Width -	50 feet, except at entry points off cul-de-sacs	
Required Front Yard -	30 feet minimum setback	

Required Side Yard -	5 feet minimum setback, provided that any lot frontage greater than 50 feet shall have a side yard width on each side equal to 10% of the lot's frontage.
Street Side Yard (Corner Lot) -	30 feet minimum setback
Required Rear Yard -	35 feet minimum setback
Height -	35 feet maximum height, provided that no structure shall be permitted to extend into approach zones, clear zones or other restricted air space required for the protection of any public airport.
Minimum Open Space -	Minimum of 30% of the total lot area.
Residential Density -	Not more than one (1) dwelling unit per lot, except for two family residential.

No minimum requirements for local utility facilities and essential services, except that buildings or other above ground structures or devices constructed in support of utilities or essential services must comply with minimum yard setback requirements.

Manufactured or mobile homes placed in designated residential subdivisions must be converted to real property in conformance with Section 135D.26, Code of Iowa.

Section 5.6. OFF-STREET PARKING.

Off-street parking and loading requirements shall be required for activities in the (R-1) Single Family Residential District in accordance with the provisions of Article XII of this ordinance.

Section 5.7. SIGN REGULATIONS.

Sign regulations shall be required for activities in the (R-1) Single Family Residential District in accordance with the provisions of Article XIII of this ordinance.

Section 5.8. ZONING PERMIT REQUIRED.

Zoning permits shall be required in accordance with the provisions of Section 15.4 of this ordinance.