

## **Chapter 9**

### **R-1 - ESTATE RESIDENTIAL DISTRICT**

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#### **9.00 Statement of Intent**

The zoning of property as R-1, Estate Residential District, one (1) unit per acre, is intended to provide for development of standard low-density residential developments, in areas where adequate public facilities and services exist, and residential development is appropriate given the surrounding land uses and neighborhood.

#### **9.01 Permitted Uses**

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses subject to all applicable development and performance standards.

The following use shall be permitted:

Single-family residences with a minimum of 1,800 square feet of living space.

#### **9.02 Height and Area Regulations for R-1 Developments**

The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for parking/paving and yards, and the minimum lot area per dwelling unit permitted on any lot shall be as follows, except as provided in Height and Area Exceptions and Subdivision and Lot Splits:

A. Minimum lot area per dwelling unit – one (1) acre

B. Maximum height:

1. Residences -- two and one-half (2½) stories, not exceeding thirty-five (35) feet from finished grade

2. Nonresidential structures and uses -- seventy-five (75) feet, provided such structure is set back from all property lines a distance equal to or greater than its height

C. Minimum front yard -- thirty (30) feet from street right-of-way

D. Minimum side yard:

1. Total side yards shall be twenty (20) percent of the width of the lot; no side yard may be less than ten (10) feet from property lines

2. Corner lots – thirty (30) feet from street right-of-way

E. Minimum rear yard - Thirty-five (35) feet from property line

F. Minimum lot width - one hundred (100) feet

G. Minimum lot depth - average of two hundred (200) feet

H. Maximum lot coverage - thirty (30) percent

Related Information: Design Guidelines; Residential Neighborhood Design Manual

### **9.03 Other Uses and Regulations**

Other uses and regulations regarding this district please refer to Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Landscaping & Screening – Chapter 24, and Nonconforming Situations – Chapter 25.