

**CHAPTER VIII**

**117.800 "R-1" RESIDENTIAL ONE-FAMILY ZONE**

**117.101 Permitted uses.**

Sec. 8.01. No building or part thereof in a R-1 Residential Zone shall hereafter be used, erected, altered or converted, or land used, in whole or in part, except for:

- A. One-family dwelling with accessory uses as defined in this Ordinance.
- B. Churches and accessory religious facilities where located at least one hundred (100) feet from any other lots.
- C. Public, parochial, and private schools, where located at least three hundred (300) feet from any other lot.
- D. Public libraries, public museums, and art galleries, where located at least one hundred (100) feet from any other lot.
- E. Public parks, playgrounds, and community centers, provided that any buildings located thereon shall be at least one hundred (100) feet from any other lot.
- F. Parking requirements for all permitted uses shall be governed by Chapter XVI.
- G. A state licensed residential facility developed pursuant to P.A. 287 of 1972, as amended, or P.A. 116 of 1973, as amended.

**117.802 Height, area, and yard restrictions of platted lots.**

Sec. 8.02. Every platted lot in this zone shall meet the following requirements:

- A. An unoccupied front yard of at least fifty (50) feet.
- B. Two (2) side yards totaling twenty (20) feet; the minimum of one (1) side yard shall be ten (10) feet.
- C. A rear yard of thirty-five (35) feet.
- D. A minimum width of one hundred (100) feet continuous throughout.
- E. The front and rear yards shall be maintained across the

entire width of the lot. All yards shall be kept clear and unobstructed, and shall not be used for the storage of materials, rubbish or debris.

- F. No building or structure shall exceed a height of two and one-half (2-1/2) stories or thirty-five (35) feet, whichever is the lesser, unless as otherwise provided by this Ordinance.
- G. Each dwelling unit shall have a minimum floor area of nine hundred sixty (960) square feet, plus a minimum of ten (20) feet wide throughout the length of the dwelling.
- H. *Lot area.* All lots in this zone shall have a minimum width of one hundred (100) feet at the front yard setback line and shall have a minimum lot area of twenty thousand (20,000) square feet.

**117.803 Height, area and yard restrictions of unplatted lots.**

Sec. 8.03. Except as provided in this Section 8.03, the height, area and yard requirements for unplatted lots shall be the same as provided in Section 8.02.

- A. All unplatted lots shall have a minimum lot area of twenty-five thousand (25,000) square feet.

**117.804 Uses permitted by special use permit (special exception).**

Sec. 8.05. The following uses of land and structures may be permitted by the application to the Planning Commission for the issuance of a special use permit (special exception) when specified procedures and requirements, as outlined in the article in section cited, are complied with:

- 1. Bed and Breakfast Establishments; subject to all requirements of Chapter XVIII, Section 18.07 and Section 18.08