

6.3.3 **R-1: RESIDENTIAL DISTRICT**

Definition: District R-1 extends laterally 330 feet outward from both sides of any right-of-way **containing a municipal sanitary sewer main**. Measurement shall be from the edge of the right-of-way. This **district provides for single-family year-round residential** development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development, and in those areas that can be economically and readily served by utilities and municipal facilities.

6.3.3.1 PERMITTED USES

- a) One-family, rear-round dwellings.
- b) Private garages and carports.
- c) Essential services and utilities intended to serve the principal permitted use.
- d) Signs subject to the provisions of Section 5.
- e) Horticulture and gardening.
- f) In-home daycare.
- g) Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.

6.3.3.2 USES AUTHORIZED BY CONDITIONAL PERMIT

- a) **Duplex dwelling units.**
- b) Public and semipublic use including, but not limited to public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants and garbage incinerators and/or their maintenance, repair or storage buildings shall not be permitted.
- c) Telephone, telegraph, radio, television and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- d) Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the structures on the property, not more than two nonresident persons are employed on the premises, and such use will not include an operational activity that would create a nuisance or be otherwise incompatible with the surrounding residential area.
- e) Pole building, subject to the district's dimensional requirements.
- f) Noncommercial salvage yards as defined in Section 6.2.
- g) Commercial daycare centers.