

50-14.5 Residential-Traditional (R-1).

A. Purpose.

The R-1 district is established to accommodate traditional neighborhoods of single-family detached residences, duplexes and townhouses on moderately sized lots. This district is intended to be used primarily in established neighborhoods. Many of the dimensional standards in this district require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas. Uses are allowed as shown in Table 50-19.8;

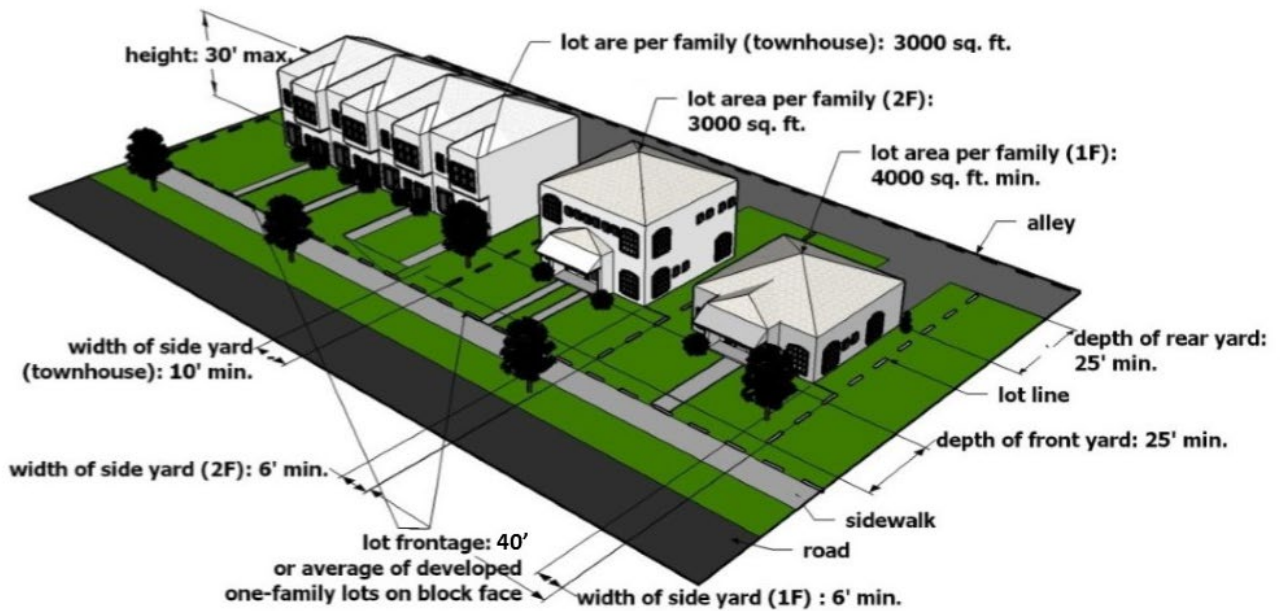
TABLE 50-14.5-1 R-1 DISTRICT DIMENSIONAL STANDARDS		
LOT STANDARDS		
Minimum lot area per family ^{[1] [2] [3]}	One-family	The smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face
	Two-family	2,000 sq. ft.
	Townhouse	2,500 sq. ft.
Minimum lot frontage ^{[1] [2] [3]}	One-family and two-family	The smaller of 40 ft. or average of developed lots with similar uses on the block face
	Townhouse, per family	20 ft
STRUCTURE SETBACKS		
Minimum depth of front yard		The smaller of 20 ft. or average of adjacent developed lots facing the same street
Minimum width of side yard (one- and two-family)	General	6 ft.
	Lots with less with 30 ft or less of frontage	3 ft.
	Two-family shared wall	0 ft setback for portion of the principal structure with the shared wall
Minimum width of side yard (all other principal structures)	General	10 ft.
	Townhouse shared wall	0 ft setback for portion of the principal structure with the shared wall
Corner Lot: width of front side yard	Principal and accessory structures	15 ft.
Minimum depth of rear yard		15 ft.
STRUCTURE HEIGHT		
Maximum height of bulding		30 ft.
<p>^[1] Determined using "Lots on the block face" definition. When doing this calculation, exclude the subject lot from the calculation.</p> <p>^[2] Lots without municipal sewer must also meet requirements of 50-21.2.</p> <p>^[3] Existing structures that have a change of use from one-family to two-family must meet minimum lot area and frontage, but not setbacks. For lots with less than the minimum lot frontage, refer to 50-38.5</p> <p>Section 50.21 <i>Dimensional standards</i> contains additional regulations applicable to this district.</p> <p>Note: Building and Fire Codes may require plan/design changes and additional fire protection for structures built close to the property line.</p>		

B. Example.



C. Illustration.

R-1 Example Lot Layout



(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 7; Ord. No. 10225, 5-28-2013, § 1; Ord. No. 10337, 11-24-2014, § 1; Ord. No. 10421, 11-9-2015, § 1; Ord. No. 10659, 10-28-2019 §1, Ord. No 10888, 6-3-2024, § 1)