

<b>R-R1 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT</b>	
<b>ALLOWED USES</b>	
<b>PRIMARY USES AND STRUCTURES</b>	
Bed and breakfast homestay, accessory use only (See also Section 33-27.03).	
Family day care home.	
Mini and neighborhood parks.	
Single-family dwellings, except mobile homes.	
Other uses—Other uses must be approved by the city commission after review and recommendation by the planning board, which are unquestionably similar to those uses permitted therein.	
<b>CONDITIONAL USES (See also Chapter 33, section 33-19)</b>	
Community residential homes, single-family	
<b>SPECIAL EXCEPTIONS (See also Chapter 33, section 33-18)</b>	
Accessory dwelling units.	
Cemeteries.	
Churches, houses of worship—Churches, houses of worship and religious institutions with their customary accessory educational and recreational uses and buildings.	
Community and regional parks.	
Community gardens.	
Golf courses—Golf courses and appurtenant structures connected thereto, including but not limited to the clubhouse, storage rooms and locker rooms.	
Government and public buildings and land uses.	
Private clubs and lodges.	
Private parks.	
Home occupations are permitted in structures used as a residence without a development permit when conducted in accordance with section 33-27.01. Regulations governing other accessory uses appear in Article III.	
<b>MAXIMUM DENSITY ALLOWED</b>	
Dwelling units per gross acre	2.18
<b>DIMENSIONAL REQUIREMENTS</b>	
<b>MINIMUM LOT DIMENSIONS</b>	
MINIMUM WIDTH	100 feet
MINIMUM SIZE	20,000 square feet
Lots fronting on a curve must have a minimum 50-foot width at the street line.	
Corner lots must be 15 percent greater in width and area than the minimum requirement for interior lots.	
Lots fronting on a cul-de-sac must have a minimum 25-foot lot width at the street line and must meet the minimum lot width at the building set back line.	
<b>SETBACKS/BUILDING SEPARATION/IMPERVIOUS SURFACE LIMITATIONS</b>	
Maximum impervious surface	35 percent
Front setback	30 feet
Rear setback	20 percent of lot depth, but not less than 20 feet. For residences, where 60% of neighboring residential structures within 500 feet have an existing lesser setback staff may approve a matching setback.
Interior side setback	12 feet

Street side setback	30 feet
<b>BUILDING DIMENSIONS</b>	
Maximum height	35 feet
Minimum floor area under heat and air	1,200 square feet
<b>ADDITIONAL REQUIREMENTS</b>	
<b>MINIMUM REQUIREMENTS FOR DRIVEWAYS AND PARKING</b>	
The minimum separation required between vehicle use areas and the property line is one foot for one and two family residences and 10 feet for all other uses. Staff may adjust in conjunction with redevelopment or change in use where the separation is less or absent.	
A minimum of two, off-street parking spaces compliant with Figure 33-91.05(b) are required per unit.	
Parking on grass and sidewalks is prohibited. Vehicle use areas must be paved or improved with concrete, asphalt concrete or industry recognized porous paving approved by the city's engineer. Areas paved with impervious material must be included in the site's impervious surface calculation. Compacted gravel or milled asphalt may be proposed for single family dwellings in accordance with Sec. 33-91.06(d)3.f.	
<b>MINIMUM REQUIREMENT FOR STORMWATER MANAGEMENT</b>	
Stormwater generated by, during and after construction or improvement must be contained on-site or within a communal stormwater collection and management system permitted by the State.	
<b>MINIMUM REQUIREMENTS FOR WATER AND SEWER</b>	
Application for and connection to municipal water and sewer is required within areas served by the city.	
<b>MINIMUM REQUIREMENTS FOR LOTS WHERE SEPTIC TANKS ARE USED</b>	
<b>SEWER/WATER SYSTEM</b>	<b>LOT AREA</b>
Septic or aerobic tank with individual well	1-acre per unit
Septic tank with public water supply	½-acre per unit
<b>MINIMUM REQUIREMENTS FOR TREE COVERAGE</b>	
Each lot must have at a minimum one front yard tree and one tree for every 2,500 square feet of lot area.	
Historic trees and trees utilized to meet the minimum tree protection requirement or trees located inside a designated tree protection area, as defined in Article VI of Chapter 33, may not be removed without application and approval of a permit by the city.	
<b>LANDSCAPING</b>	
Landscaped buffers are required along street frontages where developments are proposed (Article VIII of Chapter 33). Additional buffer and sign requirements apply to developments within and/or along special overlay districts (Article IV of Chapter 33).	
<b>AGRICULTURE</b>	
Low intensity agriculture is permitted, provided the use is consistent with the Comprehensive Plan and the requirements of Section 33-27.05.	
<b>ACCESSORY STRUCTURES</b>	
Permits are required for the placement and installation of accessory structures such as pools, storage sheds, fences and similar structures. Additional information is contained within Article III, Section 33-28 Accessory Structures.	