

SECTION 61

²⁷ **R-1, RESIDENTIAL-LONG RANGE URBAN SERVICE DISTRICT (RIVER FRONTAGE)**

Section

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²⁷ 20-61-1: **PURPOSE:** The purpose of the R-1, Residential-Long Range Urban Service District (River Frontage) is to provide suitable areas for low density residential uses within selected areas of the Mississippi River Corridor and is intended to implement and govern such areas pursuant to the Comprehensive Plan.

20-61-2: **PERMITTED USES:** Subject to applicable provisions of this Chapter, the following are permitted uses in an R-1 District:

- A. Farms, farmsteads, farming and related agricultural activities.
- B. Single family detached dwellings.
- C. Essential services.
- ⁶² D. Reserved.
- E. Residential care facilities serving six (6) or fewer persons.
- F. Public parks, playgrounds, recreational uses, wildlife areas, and game refuges.
- ¹⁸ G. Personal wireless service antennas located upon a public structure, as regulated by Section 33 of this Chapter.

20-61-3: **INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in the R-1 District and are governed by Section 5 of this Chapter:

- A. Home extended businesses as regulated by Section 29 of this Chapter.
- ²² B. The keeping of horses as regulated by Section 20-26-4.F of this Chapter.

20-61-4: **ACCESSORY USES:** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the R-1 District:

- A. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.
- B. Private garages and off-street parking.
- C. Recreational vehicles and equipment.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Fences.
- F. Living quarters within the principal structure of persons employed on the premises.
- G. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- H. Accessory uses incidental and customary to the uses permitted in Sections 20-61-2 and 20-61-5 of this Chapter.
- I. Home occupations.
- 18 J. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 33 of this Chapter.
- 62 K. In home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

20-61-5: **CONDITIONAL USES:** Subject to applicable provisions of this Chapter, the following are conditional uses in an R-1 District. (Requires a conditional use permit based upon procedures set forth in and regulated by Section 4 of this Chapter.)

- A. Commercial outdoor recreational areas including golf courses and country clubs, swimming pools and similar facilities provided that:
 - 1. The principal use, function or activity is open, outdoor in character.

2. Not more than five (5) percent of the land area of the site shall be covered by buildings or structures.
3. When abutting a residential use or a residential use district, the property is screened and landscaped for the protection of the abutting use, according to the provisions of Section 16 of this Chapter.
4. The land area of the property containing such use or activity meets the minimum established for the district.
5. The use will not negatively impact the natural setting intended for this district or neighboring residential uses.
6. The traffic generated by the use can be adequately accommodated (volume and weight) upon City streets serving the use.
7. An adequate septic system and well can be established on the site.
8. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

B. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:

1. When abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Section 16 of this Chapter.
2. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

C. Planned unit development as regulated by Section 36 of this Chapter.

¹⁸ D. Personal wireless service towers and antennas not located on a public structure as regulated by Section 33 of this Chapter.

20-61-6: **LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-1 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

A. Lot Area Requirements:

1. Lot Area: Two and one-half (2-1/2) acres.
2. Lot Width: Two hundred (200) feet.

3. Lot Depth: One hundred fifty (150) feet.

77 B. Principal Structure Setbacks:

1. Front Yard:

	<u>Setbacks From Centerline</u>	<u>Setbacks From Right of-Way Lines</u>
a. Arterial/Major Collector Street:	130 feet	65 feet
b. Local Street:	65 feet	35 feet

2. Side Yard:

- a. Interior: Ten (10) feet.
- b. Corner: As required for front yard.

3. Rear Yard:

- a. Interior: Fifty (50) feet.
- b. Through lot: As required for front yard.

C. Accessory Structure Setbacks as governed by Section 20-16-4 of this Chapter.

20-61-7: **LOT COVERAGE AND HEIGHT:** The following lot coverage and height requirements shall be observed in an R-1 District.

- A. The total ground area of all buildings shall not exceed a lot coverage of five (5) percent.
- B. All single family residences shall be limited to a maximum height of two and one-half (2-1/2) stories or forty-five (45) feet.
- C. Accessory uses shall be governed by Section 20-16-4 of this Chapter.