

---

## **Sec. 94-125.7. Residence R-1D single-family.**

- (a) *Intent.* This district is intended to provide for areas of residential use with a gross density of approximately seven dwelling units per acre or less. The district permits single-family detached dwellings, single-family attached dwellings, and supportive community facilities such as parks, playgrounds, schools, and churches.
  - (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this title, when referred to in this section, are the district regulations of the residence R-1D single-family district.
  - (c) *Permitted uses.* Single-family dwelling including accessory uses incidental thereto such as private garages, parking areas, etc.
  - (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with conditions prescribed herein:
    - (1) All permitted special uses and conditions as stated in section 94-124(d) (R-1A).
    - (2) Single-family zero feet side yard dwelling.
      - a. A maximum of two attached dwelling units are permitted.
    - (3) Private school of general instruction.
      - a. One of the frontages of the premises shall abut upon an arterial or collector street.
    - (4) Family day care.
      - a. Restricted to 12 or less children at any one time.
    - (5) Single-family dwelling, small lot.
      - a. One of the frontages of the premises shall abut upon an alley.
      - b. Garages shall be located in the rear yard.
      - c. Access drives prohibited in front yard.
        - i. Exception for corner lots, which shall allow access drives on the street frontage with the greatest length.
        - ii. Access drive width shall not exceed the width of the garage.
    - (6) Single-family zero feet side yard dwelling, small lot.
      - a. A maximum of two attached dwelling units are permitted.
      - b. One of the frontages of the premises shall abut upon an alley.
      - c. Garages shall be located in the rear yard.
      - d. Access drives prohibited in front yard.
        - i. Exception for corner lots, which shall allow access drives on the street frontage with the greatest length.
        - ii. Access drive width shall not exceed the width of the garage.
  - (e) *Conditional uses.*
    - (1) Retirement or nursing home;
    - (2) Two-family dwelling;
    - (3) Group home;
-

- (4) Major home occupation;
- (5) Public recreation facility.

(f) *Density, area, yard and height regulations.* The R-1D district regulations shall be as follows:

	Per Unit Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min Side Yard	Min. Rear Yard	Max. Height
Single-family, small lot	4,500	4,500	40'	10'	5'	10'	35'
Single-family	6,000	6,000	50'	20'	6'	20'	35'
Single-family, 0 feet side yard - 2 units	6,000	12,000	80'	20'	0'*	20'	35'
Single-family, 0 feet side yard – 2 units, small lot	4,500	9,000	65'	10'	0' **	10'	35'
Two-family	4,500	9,000	75'	20'	6'	20'	35'
Other allowable uses		10,000	75'	20'	6'	20'	35'

\* Or 6' on non-party wall

\*\* Or 5' on non-party wall

Density per family requirements shall not apply to dormitories, fraternities, sororities, nursing homes or other similar group quarters where no cooking facilities are provided in individual rooms.

- (g) *Accessory uses.* Accessory uses and buildings permitted in the R-1D district are buildings and uses customarily incidental to any of the permitted uses in the district.
- (h) *Parking regulations.* Parking, loading and stacking within the R-1D district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the R-1D district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the R-1D district shall be in conformance with the regulations set forth in article II of this chapter.