
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;

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- (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.