

**CHAPTER 1331**  
**"R-1A" Single-Family Dwelling District**

<b>1331.01</b>	<b>Regulations established.</b>	<b>1331.04</b>	<b>Height regulations.</b>
<b>1331.02</b>	<b>Permitted uses.</b>	<b>1331.05</b>	<b>Area regulations.</b>
<b>1331.03</b>	<b>Parking regulations.</b>	<b>1331.06</b>	<b>Conditional uses.</b>

**CROSS REFERENCES**

Established - see P. & Z. 1329.01  
 Exceptions and modifications - see P. & Z. Ch. 1345  
 Nonconforming uses - see P. & Z. Ch. 1347  
 Off-street parking - see P. & Z. Ch. 1349  
 Signs - see P. & Z. 1351.05

**1331.01 REGULATIONS ESTABLISHED.**

The regulations set forth in this chapter or set forth elsewhere in this Zoning Ordinance, when referred to in this chapter, are the district regulations in the "R- 1A" Single-Family Dwelling District (15,000 square feet minimum lot size).  
 (Ord. 430 AC. Passed 11-29-65.)

**1331.02 PERMITTED USES.**

- (a) A building or premises shall be used only for the following purposes:
- (1) Single-family dwelling.
  - (2) (EDITOR'S NOTE: Former subsection (a)(2) was repealed by Ordinance 00-30AC, passed April 17, 2000.)
  - (3) Park, playground or community building owned and operated by a public agency.
  - (4) Public school, elementary and high, or private school having a curriculum the same as ordinarily given in a public elementary school or public high school, and having no rooms regularly used for housing or sleeping purposes.
  - (5) Church or temple.
  - (6) Agriculture, horticulture and truck gardening, provided, however, that no agricultural buildings shall be located nearer than one hundred feet to any side lot line and provided that produce is not offered for sale on the premises.
  - (7) Home occupation.  
 (Ord. 1193 AC. Passed 5-17-76; Ord. 96-82 AC. Passed 9-16-96.)
  - (8) Accessory buildings. (Ord. 10-03AC. Passed 2-16-10.)

**1331.03 PARKING REGULATIONS.**

Adequate off-street parking space shall be provided for all the uses listed in Section 1331.02 and in specific categories as follows:

- (a) Single-family dwelling: at least one parking space.
- (b) Church and temple: at least one parking space for each five seats or bench seating in the main auditorium.
- (c) School, community or public building: at least one parking space for every six seats or every fifty square feet of assembly area in the main auditorium, stadium, gym or other place of public assembly.  
(Ord. 430 AC. Passed 11-29-65.)

**1331.04 HEIGHT REGULATIONS.**

No building shall exceed two and one-half stories, nor shall it exceed thirty-five feet in height. (Ord. 430 AC. Passed 11-29-65.)

**1331.05 AREA REGULATIONS.**

(a) Front Yard. There shall be a front yard of not less than thirty feet, except that on streets where uniform front yards have hitherto been maintained by buildings erected on one-half or more of the frontage of the block, the uniform front yard shall be continued; where regulations are specified in deeds in certain allotments as to the distance or front yard for all dwellings, the requirements shall be complied with, provided they are not less than thirty feet. Further, no building may be constructed less than sixty feet from the center line of the street right of way. On corner lots the required front yard shall be provided on each street.

(b) Side Yards. There shall be a side yard on each side of the building of not less than twelve feet.

(c) Intensity of Use of Lot. No building with its accessory buildings shall occupy in excess of twenty percent of an interior lot, nor in excess of twenty-five percent of the area of a corner lot.

(d) Lot Area per Family. Every dwelling shall be located upon a lot having a frontage of at least ninety feet and containing an area of not less than 15,000 square feet, except that if a lot has less area or frontage than herein required and was of record on the effective date of this Zoning Ordinance (Ordinance 430 AC, passed November 29, 1965), that lot may be used for purposes permitted in the "R-1A" Single-Family Dwelling District.

(e) Residential Floor Area Regulations. The main residential structure erected upon any lot shall have a ground floor area of not less than 1,200 square feet.

(f) Combining Contiguous Lots. Where two or more contiguous lots under one ownership individually do not meet the minimum standards under this Zoning Ordinance but can be combined to meet the minimum standards under this Zoning Ordinance, such lots shall be treated as one lot.

(Ord. 430 AC. Passed 11-29-65; Ord. 442 AC. Passed 1-24-66; Ord. 10-03AC. Passed 2-16-10.)

- (g) Accessory Buildings.
- (1) Location/lot coverage. An accessory building may be erected detached from the principal building. No accessory building shall be erected in any required yard except a rear yard, and shall not occupy more than thirty-five percent (35%) of the rear yard. Accessory buildings shall be distant at least six (6) feet from any dwelling situated on the same lot.
  - (2) Corner lots. Where a corner lot adjoins the rear of a lot fronting on the side street and located in a residential district, no part of an accessory building on such corner lot shall be nearer the side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot.
  - (3) Side yard setbacks. No accessory building or structure shall be located closer to the side lot line than permitted in that district.
  - (4) Rear yard setback. No accessory building or structure shall be located closer to the rear lot line than four (4) feet.
  - (5) Maximum height. No accessory building shall exceed one story or fifteen (15) feet in height.
  - (6) Main or principal building required. No accessory building or structure shall be erected or constructed prior to the erection or construction of the principal building.  
(Ord. 10-03AC. Passed 2-16-10.)

#### **1331.06 CONDITIONAL USES.**

The following uses may be established in the R1-A District if approved by the Planning Commission according to the procedures and standards for a Conditional Use Permit:  
(Ord. 96-82AC. Passed 9-16-96.)

- (a) Limited conversion of a single-family dwelling existent at the time of passage of this Zoning Ordinance (Ordinance 430 AC, passed November 29, 1965.)  
(Ord. 00-30AC. Passed 4-17-00.)
- (b) Place of Worship, Church, or School
- (c) Bed and Breakfast Inn.  
(Ord. 96-82 AC. Passed 9-16-96.)