

ARTICLE IV. R-1 TRADITIONAL NEIGHBORHOOD DISTRICT

SECTION 400. STATEMENT OF PURPOSE

This district classification is designed to recognize, maintain, and enhance the traditional neighborhood districts of the City. These areas are characterized by existing platted lots that are generally between 9,000 and 10,000 square feet and 60 to 70 feet wide. Front yard setbacks also vary within the traditional neighborhood ranging from 15 feet to 25 feet. Side yard setbacks have traditionally been determined by the minimum width for a driveway.

Homes in the traditional neighborhoods vary in architectural style, but are consistent in that high quality, natural building materials are predominant. Homes range from two story to one story and most have a detached garage located behind the home.

Although single family residential is the predominant land use in these traditional neighborhoods, there are also other, compatible uses including; churches, schools, senior facilities, day care homes, and some duplex residential units.

The intent of the R-1 Traditional Neighborhood District is to preserve the character of these neighborhoods by requiring new or in-fill development to be similar in character and quality as the existing development.

SECTION 401. USES PERMITTED BY RIGHT

The following structures and/or uses shall be permitted by right:

1. One-family detached dwelling unit.
2. Church, temple or synagogue, together with accessory housing for religious personnel, subject to the following:
 - a. The lot shall be at least one (1) acre in size.
 - b. The lot shall be so located as to have at least one (1) property line on a major thoroughfare or collector street. All motor vehicle ingress and egress to the lot shall be directly onto said thoroughfare, street, or a marginal access service drive thereof.
 - c. No building shall be closer than forty (40) feet to any property or street line.
 - d. No more than thirty-five (35%) per cent of the lot area shall be covered by buildings.
3. Publicly owned and operated library, park, playground, or parkway.
4. Public, parochial, or private elementary school offering courses in general education, and not operated for profit.
5. State licensed residential facility providing services for six (6) or less people within the meaning of and in accordance with the provisions of 1976 PA 396, as amended.
6. Accessory building or use as long as not involving the conduct of business.
7. Wireless Communications facilities and services subject to the provisions of Section 1218.

SECTION 402. USES PERMITTED BY SPECIAL APPROVAL

The following structures and/or uses shall be permitted, but only by special approval granted by the Planning Commission:

1. Two family dwelling unit, subject to the following:
 - a. All two family dwelling units, whether a two-flat (one unit up, one unit down) or a duplex (two units side-by-side) shall be designed to resemble a single family home similar in character with the surrounding homes within one half block in each direction.
 - b. Entrances shall be designed so that the presence of multiple entrances is minimized.
 - c. No more than two (2) accessory buildings shall be permitted on a lot with a two-family dwelling provided the area of the two accessory buildings shall not exceed the total permitted area for a single accessory building permitted on a lot with a single family home.
2. Bed and Breakfast residence.
3. Cemetery, public or private, subject to the following:
 - a. The lot shall be at least twenty (20) acres and shall be so designed as to provide motor vehicle ingress and egress directly onto or from a major thoroughfare.
 - b. No building shall be closer than fifty (50) feet to any property or street line.
 - c. A maximum of one (1) sign is permitted at the point of entrance which shall bear only the name of the cemetery and shall have a maximum area of eight (8) square feet.
4. College, university, or other institution of higher learning, public or private, offering courses in general, technical, or religious education and not operated for profit, subject to the following:
 - a. The lot shall be at least fifteen (15) acres in area.
 - b. The lot or any portion thereof shall not be part of a recorded subdivision plat.
 - c. No building shall be closer than forty (40) feet to any property or street line.
5. Essential services, subject to the following:
 - a. All buildings and equipment shall meet the minimum front and rear yard setback requirements and must be setback a minimum of 15 feet from each side property line.

- b. No more than twenty-five (25%) percent of the lot area may be covered by buildings.
 - c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
 - d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.
6. Golf course, not including a miniature golf course or par-3 course, which may or may not be operated for profit, subject to the following:
- a. The site shall be at least fifty (50) acres in area.
 - b. Motor vehicle ingress and egress shall be onto a major thoroughfare.
 - c. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety. No structure shall be closer than fifty (50) feet to any property or street line.
 - d. Development features including structures shall be so located and related as to minimize the possibility of any adverse affects upon adjacent lots. This shall mean that all principal or accessory buildings shall be not less than one hundred (100) feet from any property line abutting a residential lot; provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement. The lighting of a golf course so as to permit use after daylight is expressly prohibited.
7. Home occupation.
8. Hospital, public or private, providing general health care, subject to the following:
- a. The lot shall be at least five (5) acres in area.
 - b. The lot shall have at least one (1) property line abutting a major thoroughfare or collector street. All motor vehicle ingress and egress to the off-street parking area for guests, employees, and staff shall be directly from the thoroughfare or street.
 - c. All two (2) story structures shall be at least sixty (60) feet from any property or street line. Buildings less than two (2) stories shall be no closer than forty (40) feet to any property or street line. For buildings above two (2) stories, the building shall be set back from the initial sixty (60) feet set back an additional one (1) foot for each foot of additional height above two (2) stories.
 - d. No more than twenty-five (25%) percent of the lot may be covered by buildings.

- e. Ambulance and delivery areas shall be obscured from residential view by an obscuring wall, fence or planting area. Motor vehicle access to and from the delivery and ambulance area shall be directly from a major thoroughfare or collector street.
9. Nursery school, day nursery, or child care center (not including a dormitory), subject to the following:
- a. No more than one (1) dwelling unit shall be located on the lot.
 - b. No more than six (6) children, exclusive of the owner's children, shall be on the premises at one time.
 - c. In addition to the lot area requirement there shall be provided on the lot a usable outdoor play area at the rate of fifty (50) additional square feet for each child not a member of the owner's family, exclusive of required front yard, required side yard along a street, and of driveways and parking areas. The play area shall be fenced for safety and shall be screened from any adjoining residential lot by an obscuring wall, fence, or planting area.
10. Nursing home, convalescent home, adult foster care home, or housing for the elderly or orphans or wards of the probate court where the number of persons served thereby is six (6) or less.
11. Public or private noncommercial recreational area and/or facility; institutional or community recreation center; or nonprofit swimming pool club; all subject to the following:
- a. The lot for any of such uses which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one (1) property line abutting a major thoroughfare.
 - b. Front, side and rear yards shall be at least eighty (80) feet.
12. Public, parochial, or private intermediate and/or secondary school offering courses in general education, not operated for profit.
13. Accessory building or use.
14. Any structure or use which, in the opinion of the Planning Commission, is similar to a structure or use permitted by right or by special approval of the Planning Commission in this zoning district.
15. Wireless Communications support structures subject to the provisions of Section 1218.