

§ 152.024 SUBURBAN RESIDENTIAL DISTRICT (R-1).

(A) *Purpose.* The purpose of this District is as follows:

- (1) Low-density development as an extension of existing residential area; and,
- (2) Allow low-density development of two to four dwelling units per acre.

(B) *Permitted uses.*

- (1) Cultural and educational: nursery schools and day care facilities of up to 12 persons.
- (2) Recreational: publicly-owned recreational uses and historic sites.
- (3) Residential: single-family dwellings and home occupations.

(C) *Conditional uses.*

- (1) Boat and canoe rental and temporary food stands on publicly-owned lots.
- (2) Cultural and educational: colleges, day care facilities for 13 or more persons, dormitories, libraries, public and private schools, and public museums.
- (3) Health and social: hospitals, nursing homes, and retirement homes.
- (4) Neighborhood businesses: permitted uses of a C-1 District, provided they are arranged and designed to be a functional and harmonious part of a residential neighborhood and are located on identified arterial or collector streets and are located at the corners of blocks, and bed and breakfast inns.
- (5) Public: essential services, fire stations, and police stations.
- (6) Recreational: accessory buildings, athletic fields, golf courses, and neighborhood pools.
- (7) Religious: cemeteries, churches, convents, monasteries, mosques, nunneries, seminaries, synagogues and temples.
- (8) Residential: one accessory apartment per dwelling unit, two-family dwellings on corner lots, and planned unit developments.

(D) *Accessory uses.*

- (1) Boat docks and water-oriented accessory structures.
- (2) Fences.
- (3) Parking lots complimentary to the principal use.
- (4) Private garages.
- (5) Recreational equipment.
- (6) Satellite dishes.
- (7) Signs.
- (8) Storage buildings, complimentary to the principal use and not exceeding 150 square feet.

(E) *Yard requirements.*

(1) *General yard requirements.*

	<i>One Family</i>	<i>Two Family</i>	<i>Accessory Building</i>	<i>All Other Uses</i>
Lot area, minimum sq. ft.	9,000	12,000		14,000
Lot frontage, minimum at front yard setback	75 feet	75 feet		75 feet
Lot frontage for shoreland, minimum at front yard setback line				
Sewered lots	75 feet	115 feet		75 feet
Unsewered lots	100 feet	150 feet		100 feet
Front yard setback	25 feet	25 feet	25 feet	25 feet
Rear yard setback	35 feet	35 feet	5 feet	35 feet
Side yard setback				
Interior	10 feet	10 feet	10 feet Attached 5 feet Detached	15 feet
Corner	15 feet	15 feet	15 feet	20 feet
Shoreland setback				
Sewered lots	50 feet	50 feet	30 feet	50 feet
Unsewered lots	100 feet	100 feet	30 feet	100 feet
Sewage treatment system				75 feet

(2) *Nongeneral yard requirements.* The above general yard requirements shall apply except as follows:

(a) Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is one adjacent structure, the minimum front yard setback shall be the average of the adjacent structure and the required setback. In no case shall the front yard setback be less than 15 feet or exceed 35 feet;

(b) Buffers and essential services shall have no setback requirements and parking lots shall have no setback requirements except in shoreland;

(c) Additional yard requirements for signs are set forth in this Chapter.

(d) Setbacks for the following uses located within the shoreland shall be not less than:

1. Boat docks: 0 feet.
2. Boathouses: 10 feet.
3. Detached decks: 10 feet.
4. Fences: 0 feet.
5. Gazebos: 10 feet.
6. Parking lots: 30 feet.

7.	Pumphouses:	5 feet.
8.	Recreational equipment:	10 feet.
9.	Satellite dishes:	30 feet.
10.	Screen houses:	10 feet.
11.	Signs:	5 feet.
12.	Storage buildings:	30 feet.

(e) A water-oriented accessory structure may be located on the lot at less setback in conformance with this Chapter.

(F) *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this Chapter.