

8) **ARTICLE 8 – "R-1" - RESIDENTIAL DISTRICTS**

8.1 PURPOSE – The "R-1" Residential District is for residential subdivisions, with lot sizes greater than ten thousand (10,000) square feet per dwelling unit, that have fully developed infrastructure including paved public streets, common sewer system, common water system, etc.. Development of new "R-1" Districts should be limited to areas close to existing incorporated cities where annexation is not a viable option or in conjunction with recreational facilities such as lakes or golf courses.

8.2 PERMITTED PRINCIPAL USES

8.2.1 Detached Single Family Dwellings

8.2.2 Duplexes

8.2.3 Townhouses

8.2.4 Essential Services

8.2.5 Developmentally disabled group homes in compliance with Chapter 335.25, 1995 Code of Iowa.

8.2.6 Family Homes including Elder Family Homes

8.2.7 Child Day Care facilities

8.2.8 Public and private education institutions having a curriculum comparable to that given in public schools and having no rooms regularly used for housing or sleeping.

8.2.9 Public parks, playgrounds, and recreational areas

8.2.10 Churches and other places of worship and Sunday school buildings.

8.3 PERMITTED ACCESSORY USES

8.3.1 Uses of land or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.

8.3.2 No accessory buildings are allowed in the front yard.

8.4 SIGNS

8.4.1 Real estate signs of a temporary nature, not exceeding two (2) in number per lot, nor larger than six (6) square feet set back five (5) feet from the right-of-way of any highway, street, or road.

8.4.2 Announcement signs, not over thirty-two (32) square feet in area set back at least ten (10) feet from the right-of-way, may be erected on-site of a permitted principal use of a non-residential nature.

8.4.3 One nameplate not exceeding two (2) square feet for each dwelling.

8.4.4 Signs not exceeding four (4) square feet in area, attached to the dwelling, indicating the service or product of a home occupation available at that site.

8.5 CONDITIONAL USES

8.5.1 Bed and Breakfast Homes

8.5.2 Home occupations.

8.6 PROHIBITED USES

8.6.1 Junkyards

8.6.2 Adult Entertainment Businesses

8.6.3 Livestock/Non-Farm Livestock Facilities

8.7 AREA, HEIGHT AND YARD REQUIREMENTS

| | Minimum Lot Area | Front Yard Along State and Federal Roads | Front Yard Along All Other Roads | Side Yard | Rear Yard | Maximum Side Wall Height |
|-----------------------------------|--------------------------------------|--|----------------------------------|-----------|-----------|--------------------------|
| Principal Structure ¹ | Approved for on-site sewage disposal | 60' | 40' | 10' | 40' | 24' |
| Accessory Structures ² | | | | 3' | 3' | 10' |

¹ One additional foot shall be added to every yard for each additional foot of height.

² One additional foot shall be added to the side and rear yard for each additional foot of height.