

165.04 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT. The intent of the One- and Two-Family Residential (R-1) District is to provide for low- to medium-density residential development with a limited number of institutional and recreational facilities permitted.

1. Principal Uses Permitted. Only the following principal uses and structures shall be permitted in the R-1 District:
 - A. One- and two-family dwellings;
 - B. Churches, chapels, temples and similar places of worship;
 - C. Schools and colleges having curriculums approved by the State of Iowa;
 - D. Publicly owned and operated buildings, parks, playgrounds, golf courses, and recreation areas;
 - E. (Repealed by Ord. 534 – Aug. 11 Supp.)

2. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted:
 - A. Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;
 - B. Private garage or carport;
 - C. Home occupations, provided, however, said home occupation shall not employ more than two persons outside the family residing in the dwelling unit; there shall be no exterior display, no exterior storage of materials and no other exterior indication of the home occupation other than one exterior sign mounted flush with the face of the building, which sign shall not exceed four (4) square feet in area; said home occupation shall not occupy more than thirty (30) percent of the area of the dwelling unit; and said home occupation shall produce no offensive noise, vibration, smoke, excessive traffic or parking congestion, dust, odors, heat or glare rendering such building or premises objectionable or detrimental to the residential character of the neighborhood. *(Ord. 534 – Aug. 11 Supp.)*
 - D. Essential services;
 - E. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

3. Special Exception Uses and Structures. The following uses and structures may be permitted in the R-1 District subject to provisions of Sections 165.16 and 165.20 of this chapter and with the approval of the Board of Adjustment:
 - A. Hospitals, rest homes, nursing homes, and convalescent homes;
 - B. Day nursery or nursery school;
 - C. Boarding or Lodging house;
 - D. Funeral homes. *(Ord. 534 – Aug. 11 Supp.)*

- E. Accessory buildings located on a separate zoning lot from the principal permitted use; however, such separate zoning lot shall be located not more than two hundred (200) feet from the lot containing said principal use, and provided that such accessory building shall not exceed eight hundred sixty-four (864) square feet in size and shall not have side walls exceeding twelve (12) feet in height. Exterior materials of such an accessory building shall be compatible with the exterior materials of the main structure to which they are accessory and shall be painted or color shall be impregnated in the surface materials. *(Ord. 534 – Aug. 11 Supp.)*
- F. Granny flat. *(Ord. 534 – Aug. 11 Supp.)*
4. Bulk Regulations. The following minimum requirements shall be observed subject to modifications contained in Section 165.11:
- A. Lot Area: The minimum lot area shall be:
Single-family dwelling – 8,000 square feet;
Two-family dwelling – 10,000 square feet;
Other uses – 8,000 square feet.
- B. Lot Width: The minimum lot width shall be 66 feet.
- C. Front Yard: The minimum front yard shall be 25 feet.
- D. Side Yard: The minimum side yard shall be 8 feet.
- E. Rear Yard: The minimum rear yard shall be 15 feet.
- F. Maximum Height: No building shall exceed a height of 2½ stories or 35 feet, unless otherwise provided.
5. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions of Section 165.12.
6. Off-Street Loading. Off-street loading shall be provided in accordance with the provisions of Section 165.13.
7. Signs. Signs are permitted subject to the provisions of Section 165.14.
8. Storage of Fuel. The storage of flammable or combustible liquids in outside above ground tanks is prohibited. The Fire Chief, or designees, will have the authority to alter or allow installations after the consideration of special features including but not limited to topographical conditions, nature of occupancy, proximity to buildings, capacity of proposed tanks and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes.
- A. A violation of this subsection shall be considered a municipal infraction punishable by a penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation.
- B. Liquid propane gas tanks are allowed if access to natural gas is limited, and it is used as a primary heating source. Such tanks used as a secondary heat source must be approved by the Fire Chief prior to and upon installation. The Fire Chief shall have the authority to require that such tanks be altered, repaired, or removed if they present a risk to health or safety.

C. Liquid propane gas tanks under 101 lbs. used for grilling are considered non-permanent and shall not be subject to this subsection.

(Subsection 8 – Ord. 578 – Jan. 18 Supp.)

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