

engineering shall be the responsibility of the applicant.  
(Ord. 2018-01, passed 5/21/2018)

### ***DISTRICT REGULATIONS***

#### **' 152.035 GENERAL RESIDENTIAL DISTRICT 1 (GR1).**

(A) *Purpose.* To provide for the protection and future development of residential areas, excluding uses which are not compatible with residential use, but permitting certain nonresidential uses, which are of particular convenience to the residents of the district.

(B) *Permitted uses.* Property and buildings shall be used only for the following purposes:

(1) Detached single-family homes, which are of conventional construction and are constructed as per the adopted building code on site, containing a minimum of 700 square feet;

(2) Attached single-family homes, which are known as town homes (for the purpose of this section, these homes shall have a separation wall of not less than one-hour rated fire wall which goes from foundation through the roofline which clearly makes them individual single-family dwelling units);

(3) Duplexes;

(4) Detached single-family modular homes that are built in compliance with the codes adopted by the city and the state;

(5) Transportation and utility easements, alleys and rights-of-way;

(6) Temporary buildings for uses incidental to construction work which, buildings shall be immediately adjacent to said construction work and which, and buildings shall be removed upon completion or abandonment of the construction work;

(7) Accessory uses and structures normally associated with the above listed uses such as shelters for house pets, private garages and carports, children=s play-house and playground equipment, private greenhouses from which no product, are sold and parish houses. Structures, which are less than 120 square feet in area, may be permitted without a building permit and/or being placed on a foundation;

(8) Private day nurseries and kindergarten (up to 12 children per household; see ' 152.056(D)).

(C) *Uses permitted on review.* The Planning Commission and the Common Council may permit the following uses upon review:

(1) Mobile home parks (see ' 152.056(A));

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(2) Group care facilities for either children or adults;

(3) Libraries, museums and historical monuments or structures;

(4) Churches or similar places of worship, with accessory structures, but not including missions, revivals, tents or similar structures. (For the purpose of this section, missions, revivals or similar uses shall be known as any activity which takes place outside the permanent structure which causes more traffic, noise and the like, than the primary use this section is not intended to prohibit activities such as preschool, Sunday School or similar activities which may take place outside the structure);

(5) Home occupations which are clearly incidental in nature and which no display except for regulated signage will be permitted on the exterior of the building being utilized in part for any purpose other described above or as described in ' 152.056(E);

(6) Signs (see ' 152.059);

(7) Private school;

(8) Utility substations;

(9) Bed and breakfast facilities; and

(10) All uses not specifically permitted within this district are subject to review by the Planning Commission and the Common Council.

(D) *Minimum lot requirements.*

(1) For each single-family dwelling, and buildings accessory thereto, served by a public or community sanitary sewer system, there shall be a lot area of not less than 7,500 square feet. For those single-family dwelling buildings accessory thereto, not served by a public or community sanitary sewer system, there shall be a minimum lot area of one acre; however, the area may be less than one acre if because of an adequate percolation test the State Department of Environmental Protection sets a lesser minimum acreage, which acreage shall be permitted.

(2) For churches and other principal and accessory buildings, other than dwellings, the lot area shall be adequate to provide the yard areas required by this section; however, the lot for a church shall not be less than 10,000 square feet.

(E) *Minimum yard requirements (see also ' 152.057).*

(1) *Front yard.*

(a) For dwellings there, shall be a minimum front yard setback of 25 feet, and in no case shall an accessory building be located to extend into the front yard setback.

(b) All other permitted uses shall have a front yard setback of 35 feet.

(c) Lots having frontage on more than one street shall provide the required front yard along those streets.

(d) All new dwellings shall be placed parallel to the street.

(2) *Side yard.*

(a) For dwellings located on interior lots, the side yard shall be not less than eight feet in width.

(b) For detached buildings of accessory use, which are built to the rear of the dwelling, there shall be a side yard of not less than three feet.

(c) All uses, other than dwellings and buildings accessory thereto, shall set back from all side lot lines a distance of not less than 25 feet.

(3) *Rear yard.*

(a) For main buildings, there shall be a rear yard of not less than ten feet

(b) Detached buildings of accessory use, not used as dwellings, shall not be located closer to any rear lot line than three feet.

(F) *Maximum lot coverage by all structures.* Main and accessory buildings shall cover not more than 40% of the lot area.

(G) *Maximum height of structures.*

(1) No main building shall exceed two and one-half stories or 35 feet in height, except chimneys, flagpoles, spires, radio and television antennae, ventilators and other similar and necessary mechanical appurtenances pertaining to the permitted use, provided that they are not used for human occupancy.

(2) Accessory building shall not exceed 15 feet in height.

(3) Churches, schools and other public and semi-public buildings may exceed the height limitations if the minimum depth of the front, side and rear yards is increased one foot for each two feet by which the height of such structure exceeds the 35 feet height limit.

(Ord. 2004-03, passed 5-17-2004)