

R-1 Residential Bulk Standards

This handout is a compilation of some of the standard requirements within City Code for the R-1 Residential Zoning District. This handout does not contain all of the specific codes and should only be used as a guide. The Permittee is responsible to meet all code requirements including, but not limited to City Code Section 117-111.



	MUSA	Non-MUSA
Setbacks:		
Front Yard Setback	30 feet	40 feet
Side Yard Setback (uninhabitable)	6 feet	10 feet
Side Yard Setback (habitable)	10 feet	10 feet
Side Yard Setback (corner)	30 feet	40 feet
Rear Yard Setback	30 feet	30 feet
Major/minor arterial Setback	60 feet from centerline plus applicable setback	60 feet from centerline plus applicable setback
Service Road Setback	35 feet	35 feet
Maximum Building Height (mean ground level to mean gable height)	35 feet	35 feet
Minimum Floor Areas:		
Rambler with garage	912 square feet (main floor)	912 square feet (main floor)
Split level with garage	720 square feet (total of main living areas)	720 square feet (total of main living areas)
Two story with garage	720 square feet (main floor)	720 square feet (main floor)
Townhouse with garage	PUD Required	NA
	1 bedroom-700 square feet	
	2 bedrooms-800 square feet	
	3 bedrooms-960 square feet	
	Each additional bedroom-125 square feet	
Duplex Dwelling	NA	
Twinhome Dwelling		
Multifamily Dwelling		
Other:		
Maximum Lot Coverage	35%	35%
Driveways:		
Maximum Width at Street	30 feet	40 feet
Maximum Number	1 per street frontage	2
Side Yard Setback	5 feet	5 feet
Surface	Bituminous or Concrete	Bituminous, Concrete, or Class V
Accessory Structures:		
Front Yard Setback	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear Yard Setback	5 feet	5 feet
Side Yard Setback	6 feet	10 feet
Side Yard Setback (corner)	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater

Other R-1 Residential Related Sections:

- §117-349: Accessory Uses and Buildings (Handout Available in Building Division)
- §117-351: Home Occupations
- §117-355: Residential Off-Street Parking