

165.22 R-1 RESIDENCE DISTRICT REGULATIONS. The R-1 Residence District is intended to provide a quiet, spacious residential neighborhood in which residents are protected from hazards such as fires and from noise, odors, vibrations, congestion and environmental and aesthetic degradation; and from uses which are incompatible with the provisions for this district.

1. Principal Permitted Uses. The following principal uses are permitted in the R-1 Residence District.
 - A. Single-family dwellings, except mobile homes.
 - B. Two-family dwellings.
2. Accessory Uses. The following accessory uses are permitted:
 - A. Private garages and hand or garden tool storage buildings.
 - B. Temporary buildings for use incidental to construction work and which must be removed upon the completion or abandonment of the construction work.
 - C. One bulletin board or sign not exceeding 35 square feet in area, pertaining to the construction, lease, hire, or sale of a building or premises and sale of land or lots. The board or sign must be removed as soon as the premises is leased, hired or sold, or the construction is completed.
 - D. Church bulletin boards.
3. Conditional Permitted Uses. The following uses are also permitted subject to the procedure required in 165.33(8).
 - A. Home occupations.
 - B. Any building or use erected or maintained by any department of the City, Township, County, State or federal government.
 - C. Churches and institutions of a religious, philanthropic, or charitable character, including public libraries.
 - D. Parks, playgrounds, recreational fields, golf course, and both public and private outdoor recreation facilities.
 - E. Public and parochial schools, elementary and high, and other educational institutions having an established current curriculum the same as ordinarily given in public schools.
 - F. Public utility structures and equipment necessary for the operation thereof.
 - G. Boarding and lodging homes.
 - H. Hospitals (excluding animal hospitals), day nurseries, nursing, and convalescent homes, and clinics.
 - I. Accessory buildings up to 1,500 square feet upon lots at least 40,000 square feet, provided they meet the following requirements and are approved as a conditional building by the Board of Adjustment; maximum roof height of 16 feet; side yard and rear yard setbacks of at least 20 feet; building length of not more than two times the building width; and siding materials in harmony with the principal structure.

4. Height Regulations. No principal building shall exceed 35 feet in height, and no accessory structure shall exceed 18 feet in height; except as provided in 165.33.
5. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modified requirements contained in 165.33:

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width on Any One Side	Rear Yard Depth
One Family Dwelling	9,000 sq. ft.	75 feet	9,000 sq. ft.	20 feet	5.0 feet	20 feet
Other Permitted Use	9,600 sq. ft.	80 feet		20 feet	7.5 feet	20 feet
Accessory Uses				20 feet	5.0 feet	5.0 feet