

DIVISION X. - SINGLE-FAMILY RESIDENTIAL 3 DISTRICT R-1-3

Sec. 53-XX. - Purpose and permitted uses.

The R-1-3 single-family residential 3 district allows detached single-family residences with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 5,540 square feet. There shall be no more than 5.5 houses per buildable acre.

Sec. 53-XX. - Additional permitted uses.

In addition to the uses permitted in division, the following uses are permitted in the R-1-3 single-family residential 3 district:

- (1) Parks, playgrounds, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.
- (2) Public buildings, including libraries, museums, police and fire stations.
- (3) Real estate sales offices during the development of a residential subdivision but not to exceed two years. Display dwellings with sales offices, provided that if said display dwellings are not moved are converted to a permitted use within a period of one year, specific permission must be obtained from the city council for said display houses to remain.
- (4) Schools, public, private and denominational.
- (5) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (6) Water supply reservoirs, pumping plants and towers.
- (7) Accessory structures and uses customarily incidental to the uses in this division and located on the same lot therewith, not involving the conduct of any business or commercial enterprise.
- (8) Churches.

Sec. 53-XX. - Conditions and limitations.

The following are the conditions and limitations in the R-1-3 single-family residential 3 district:

- (1) The height and placement requirements shall be as provided in chart 1, section 53-33(k).
- (2) Parking. The parking regulations and requirements shall be as provided in chart 4, section 53-33(n).
- (3) Garages are required and must be one of the following designs:
 - a. Detached with a minimum setback of five feet from the front wall of the home facing front property line;
 - b. May be attached and must have a minimum setback of five feet from the front wall of the home facing front property line; or
 - c. May be attached and meet minimum front setback requirements, but must face side property line.

Each garage must be designed and constructed with a minimum of 480 square feet.

(4) All buildings and structures, garages, and/or accessory buildings constructed within this district must have all four sides composed of 100 percent brick, stone, hardiplank or other approved masonry product.