

Sec. 44-137. R-1 single-family residential district.

Within an R-1 residential district, the following uses shall be permitted:

- (1) Single-family dwellings except for manufactured homes. Total density limitation of three single-family dwellings per acre.
- (2) Churches and similar places of worship and their customary related uses.
- (3) Public and private schools offering general education courses.
- (4) Municipal, county, state, federal and other public uses, including parks and playgrounds.
- (5) Accessory buildings provided such shall be permitted only in a rear yard and shall not be less than ten feet from any property line.
- (6) Nursery schools (day care centers) and kindergartens, provided that they shall have at least 35 square feet of indoor space provided for each child and at least 100 square feet of play area per child in the outdoor play area; and that the outdoor area shall be enclosed by a fence having a minimum height of six feet; and provided that the principal building of such use shall meet all the yard requirements of the R-1 residential district.
- (7) Bed and breakfast/special events facilities, provided that they shall have at least one bath per each bedroom; parking spaces for at least 50 vehicles; and an owner or manager shall reside at the facility.

(Ord. No. OA-2023-04, 7-10-2023)