

**ARTICLE 4**  
**"R-1" LOW-DENSITY RESIDENTIAL DISTRICT**

**4.01 DESCRIPTION AND PURPOSE**

This district is intended to low-density, single-family dwellings and low-intensity uses serving the residents of the district serving the majority of the single-family housing needs of the city. Two-family homes and other related uses may also be allowed under certain conditions.

**4.02 PERMITTED LAND USES**

The following uses of land and buildings are permitted by right:

- A. Single-family dwellings.
- B. Family day-care homes.
- C. Home occupations, as permitted in Article 17.
- D. State-licensed residential facilities (6 or fewer persons)

**4.03 SPECIAL LAND USES**

The following uses of land and buildings may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19:

- A. Two-family dwellings.
- B. Adult day-care homes.
- C. Bed and breakfasts.
- D. Boarding rooms.
- E. Group day-care homes.
- F. Public or institutional uses.
- G. State-licensed residential facilities (more than 6 persons).

**4.04 ACCESSORY USES AND BUILDINGS**

- A. Accessory uses incidental to a permitted principal use are permitted when located on the same lot.

- B. Accessory buildings and structures shall meet the provisions of Article 17.

**4.05 HEIGHT AND AREA REGULATIONS**

The use of land and buildings within this district shall meet the Schedule of District Regulations in Article 3.

**4.06 PARKING REQUIREMENTS**

All uses permitted in this district shall meet the off-street parking requirements of Article 18.

**4.07 GENERAL PROVISIONS**

All applicable provisions in Article 17 shall be met.