

The following regulations and the "Supplementary Regulations" of Section 175.29 shall apply in the R-1 Single-Family Residential District.

1. Uses Permitted. Only those uses listed specifically, or by reference or by description, are deemed permitted uses; all others are deemed not permitted in this district.

A. One-family dwellings.

B. Churches, other places of worship, and accessory buildings.

C. Governmental uses including library, park, playground, community center, offices and garage.

D. Private or semi-public parks, golf courses, country clubs, tennis courts, swimming pools and similar recreational uses, not operated primarily as a commercial use.

E. Public, parochial and private schools.

F. Social or cultural use serving a community need or convenience, not carried on primarily for profit, and including clubs, lodges, fraternities, other service groups in accordance with the provisions of Section 175.29(11).

G. Railroad right-of-ways and trackage, public utility distribution lines and sub-stations serving a local area.

H. Accessory buildings and uses as provided and regulated herein.

I. Individual or collective private water supply and sewage facilities.

J. Storage of auto trailers, unoccupied mobile homes, camping trailers or boats provided same are not stored within front yard of any lot on which a main building is located, or if on a vacant lot to be shielded from view of the adjacent lots by a six-foot (6 ϕ) high, solid type fence or other equal screening.

K. Nursery schools, child care nurseries.

L. Customary home occupations such as handicraft, dressmaking, millinery, laundering, preserving and home cooking, provided that such occupations are conducted solely by resident occupants in their place of abode and provided that no more than one-quarter ($\frac{1}{4}$) of the area of one floor shall be used for such purpose, and provided further that such occupation does not require external or internal alterations or the use of mechanical equipment not customary in dwellings.

M. Family Home.

2. Building Height Limit. For a residence building: 2½ stories, but not exceeding 35 feet in height; for a non-residence building, not exceeding 60 feet in height; and for an accessory structure not exceeding 16 feet in height.

3. Minimum Lot Area. 11,000 square feet for each one-family dwelling together with its accessory buildings and not less than 16,000 square feet for any other permitted uses; however, where public sewer and water facilities are not available, not less than 20,000 square feet for any permitted use.

4. Minimum Lot Width. 80 feet. Where public sewer and water facilities are not available, 100 feet.

5. Minimum Front Yard Depth. 30 feet. When fronting on the right-of-way of a City primary or arterial street, as designated by the City Council, the front yard shall be at least 40 feet.

6. Minimum Side Yard Width. (Each Side). 9 feet for a one-family dwelling and 15 feet for any other principal building. On lots of record under separate ownership from adjacent lots before February 3, 1969, one side yard may be reduced to not less than 5 feet. On a corner lot, only the interior side yard may be so reduced.

7. Minimum Rear Yard Depth. 30 feet for a dwelling and 45 feet for any other building.

8. Off-Street Parking. In accordance with Section 175.28.

9. Construction Requirements. The facing material of the exterior of the front of any building, other than residential or accessory, must be constructed of the equivalent of at least 30% of the entire outside wall surface with a clay masonry material or approved equal. If the 30% requirement is not met by constructing the front facing with masonry or an equivalent, then the remainder must be placed on the remaining three walls. The clay masonry or equivalent shall be stone, finished face precast concrete, ceramic tile or others approved by the Commission. The outside wall surface shall be measured from the eave or coping line to the grade line. In the event a dispute arises as to which wall constitutes the front of the building, the decision shall be made solely by the Commission by considering what the general public would regard as the front of the building. Where the main entrance to the building is located and the address side shall be only two factors in making this determination. If the building is bordered on more than one side by public right-of-way, and has more than one entrance, the Commission shall make the final determination as to which side will have the required masonry material.