

# Ch. 17.27 R-1 Residential District

Primary district for one family dwellings served by public water and/or sewer.

## Permitted uses: 17.27 (1)

- Single family homes that are conventional stick built, modular and manufactured homes (1)

## Conditional uses: (requires a conditional use permit) 17.36 and 17.37

- Daycares and Nurseries
- Dependency living arrangements
- Fraternities
- Governmental uses
- Household occupations and professional offices
- Multiple family housing
- Non-commercial club houses
- Planned residential developments
- Religious uses
- Schools

## Requirements for location and size of structures: 17.27 (d), (e), (f) and 17.45

**Front: Feet from roadway centerline/right-of-way line**  
State and Federal Highway: 110/50 feet minimum  
County Highway: 75/42 feet minimum  
Town Road: 63/30 feet minimum  
Road Frontage: 80 feet minimum

**Side Yard:**  
10 feet minimum

**Rear Yard:**  
20 feet minimum

**Height:**  
Two and one-half stories or 35 feet maximum

## Lot Width and Area: 17.27 (1)(d)

**Average Width:** 80 feet minimum

**Area:** 9,600 sq. feet minimum

## Substandard Lots: 17.81 (1) and (2)

### Use of substandard lots for residential dwellings shall be permitted if the following conditions are met:

1. Such use is permitted in the zoning district.
2. The lot is of record in the Jackson County Register of Deeds Office prior to the effective date of this chapter.
3. The lot is in separate ownership from abutting lands.

**Width:** 60 feet minimum

**Area:** 7,200 sq. feet minimum

## Accessory Uses: 17.19, 17.61 (5), 17.72 (2)

### Accessory structures associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential structure/use exists or is under construction prior to the erection or placement of a residential accessory structure, or
  2. A detailed plan is submitted in accordance with section 17.17 and the landowner executes and records an affidavit and restrictive covenant running with the land regarding the use of the accessory building.
- Accessory structures shall not be utilized for lounging, eating, sleeping, or any form of human habitation, occupancy or living purposes including for temporary or incidental use.
  - Accessory structures shall not exceed 20 feet in height.
  - Accessory structures shall not occupy more than 20% of the yard area.
  - They shall not be closer than 10 feet to the principal structure.
  - The setback for an accessory structure from any lot line or alley shall be a minimum of 5 feet.
  - Type 2 signs for advertising a customary home occupation or professional office shall not exceed 6 sq. feet in gross area and shall be attached to the building and if illuminated, indirectly lighted is allowed.

## Livestock 17.40 (3)

Not Permitted