

ARTICLE IV. "R-1" SINGLE-FAMILY RESIDENCE DISTRICT

SECTION 400.060: "R-1" SINGLE-FAMILY RESIDENCE DISTRICT

The regulations set forth in this Article or set forth elsewhere in this Chapter when referred to in this Article are the regulations in the "R-1" Single-Family Residence District. (CC 1988 App. A §4; Ord. No. 1424 §1, 9-5-89)

SECTION 400.070: PERMITTED USES

A building or premises shall be used only for the following purposes:

1. Single-family dwelling.
2. Churches.
3. Publicly-owned or operated park, playground, community building, museum, library, art gallery.
4. Utility and public utility owned facilities.
5. Public schools and parochial or private schools offering a similar curriculum.
(CC 1988 App. A §4.1; Ord. No. 1424 §1, 9-5-89)

SECTION 400.080: ACCESSORY USES

- A. Accessory building and uses customarily incidental to the foregoing uses. Accessory use does not include the conducting of one's profession or business.
- B. Any accessory building that is not a part of the main structure shall not be located in front of the main structure.
- C. Accessory buildings which are not a part of the main building and accessory buildings connected by a breezeway may be erected in a required rear yard, but such accessory buildings shall not be nearer than three (3) feet to any side or rear lot lines, or shall conform with Fire District regulations where a larger side yard is required under said regulations. The size standards for accessory buildings are set out in [Section 400.125](#) hereof.
- D. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced and no accessory building shall be used for dwelling purposes.

E. Gambrel or barn type roofs shall not be permitted on accessory buildings having a floor area greater than two hundred (200) square feet, as measured at grade level. (CC 1988 App. A §4.2; Ord. No. 1424 §1, 9-5-89; Ord. No. 1563 §1, 7-1-91; Ord. No. 1605 §1, 2-3-92; Ord. No. 1900 §1, 9-3-96)

SECTION 400.090: SPECIAL USES

A. Facilities of hospitals, clubs and institutions, (excluding institutions for criminals and excluding any residential or outpatient facilities for the treatment of alcohol and other drug abuse); provided however, that such buildings may occupy not over fifty percent (50%) of the total area of the lot or tract; provided further, that the buildings shall be set back from all yard lines heretofore established an additional distance of not less than two (2) feet for each foot of building height.

B. *Plant Nursery.* A farm, a garden, or other cultivated land together with accessory structures and uses, designed and intended to be used only for the cultivation of live vegetation. Plant nursery usage, as herein defined, may be permitted within the "R-1" Residential District, provided that:

1. The parcel on which such use is proposed is not less than nine-tenths (9/10ths) of an acre, exclusive of any area used for single-family residence purposes;
2. Such parcel adjoins commercially zoned property on at least one (1) side; and
3. No sales shall be permitted on such parcel.

The procedures for consideration of such use shall conform with the provisions of [Article XIV](#) of this Chapter.

C. Nursing home and facilities.

D. Residential group homes on sites of not less than one (1) acre.

E. *Group Homes.*

1. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards.
2. No group home shall be located within two thousand five hundred (2,500) feet of another group home.

F. *Retirement Home Facility.*

1. Such facility shall be located on a tract not less than four acres in size, which parcel shall be bounded by commercial zoning on at least one (1) side.

2. There shall be a minimum of one hundred (100) dwelling units which shall be located in clusters or connected buildings.
3. The density shall not exceed twenty-five (25) units per acre.
4. Not more than one-third (1/3) of the apartment units shall contain two (2) bedrooms.
5. There shall be one (1) main entrance for ingress and egress to the site.
6. A deed restriction shall be placed on the property limiting the usage thereof to persons age sixty-two (62) or older, which restriction shall not be amended or repealed without the approval of the Board of Aldermen of the City of St. Ann.
7. The exterior of any structure shall be predominantly masonry or brick veneer.
8. Such use shall comply with the yard and height requirements for the "R-1" Zoning District. (CC 1988 App. A §4.3; Ord. No. 1424 §1, 9-5-89; Ord. No. 1517 §1, 12-10-90; Ord. No. 1930 §1(b), 2-3-97)

SECTION 400.100: PARKING REQUIREMENTS

A. Number Of Required Spaces.

1. *Single-family dwelling.* One (1) parking space.
2. *Community building, museum, library or art gallery.* Ten (10) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area in excess of two thousand (2,000) square feet.
3. *School.* One (1) parking space for each five (5) seats in the main auditorium or three (3) spaces for each classroom, whichever is greater.
4. *Church.* One (1) parking space for each four (4) seats in the main auditorium. (A seat is defined as eighteen (18) inches in a pew.)
5. *Hospital.* One (1) parking space for each four (4) beds.
6. *Club or lodge.* One (1) parking space for each one hundred fifty (150) square feet of floor area.
7. *Nursing home or residential group home.* One (1) parking space for each five (5) beds.

B. Additional Parking Requirements.

1. Any driveway which is widened or lengthened in any way shall be constructed in accordance with the provision set out in [Section 400.010](#), for the definition of residential driveways.

2. No driveway located in the front yard shall exceed twenty-four (24) feet in width. There shall be only one (1) driveway, and a circle drive shall have a minimum radius of forty (40) feet. Driveways shall not occupy more than fifty percent (50%) of a front yard.

3. No vehicle shall be parked in a front, side or rear yard except in a residential driveway as defined in this Code. No vehicle of any type, including any type of trailer, which exceeds twenty-seven (27) feet in length, a height greater than eight (8) feet and licensed for twenty-four thousand (24,000) pounds or more shall be parked within this zoning district, except that recreation vehicles, properly licensed as such, shall be allowed, provided that they are parked on a residential driveway as defined in this Code and are located behind the front yard setback. A transition drive consisting of an open cell high density polyethylene plastic exchange (HDPE) grassy paver, installed as per the manufacturer's specifications or an approved product equal, shall be allowed between the existing driveway and a recreation vehicle parking pad to facilitate the periodic movement of said recreation vehicle. The open cell pavers shall only be permitted with a grass or turf in-fill material and shall not be used as a parking surface. No vehicle, including, without limitation, any type of trailer, may be parked in a side or rear yard, except in a residential driveway as defined in this Code.

4. Motor vehicles that by their nature, use or design, cannot be licensed must be stored on a properly licensed trailer or in an enclosed area.

5. Unlicensed vehicles and trailers shall be parked within an enclosed structure.

6. The total number of vehicles, including allowed recreational vehicles and trailers on a premises shall not exceed six (6) for any one (1) residential unit.

7. *Retirement home facility.* One (1) parking space for each apartment and one (1) space for every two (2) employees on the maximum shift, provided that the Board of Aldermen, for good cause shown, may reduce such requirement upon determining that a lesser number of spaces is adequate. (CC 1988 App. A §4.4; Ord. No. 1424 §1, 9-5-89; Ord. No. 1930 §1(c), 2-3-97; Ord. No. 2015 §1, 5-4-98; Ord. No. 2055 §2, 1-4-99; Ord. No. 2614 §1, 7-8-09)

SECTION 400.110: AREA REQUIREMENTS

A. *Front Yards.*

1. There shall be a front yard of not less than thirty (30) feet to the front line of the building and not less than twenty (20) feet to the front line of an open porch or paved

terrace. However, any building now existing shall not be required to change. Corner lots shall provide a front yard on both abutting streets.

2. Any residential building hereafter erected or altered shall have a front entrance facing the street, and a driveway of not less than nine (9) feet wide and extending to the rear building line, except where a garage is attached to the building.

3. Where lots comprising forty percent (40%) or more of the frontage in a block are developed with buildings having an average front yard with a variation of not more than ten (10) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line. This regulation shall not be interpreted to require a front yard of more than sixty (60) feet.

B. *Rear Yards.* There shall be a rear yard having a depth of not less than fifteen (15) feet. In the case of a corner lot, the rear yard shall be not less than five (5) feet.

C. *Side Yards.* On interior lots there shall be a side yard on each side of not less than five (5) feet from the side lot line.

D. *Lot Area.* Every single-family dwelling hereafter erected or structurally altered shall provide a lot area of not less than six thousand five hundred (6,500) square feet.

E. *Frontage.* Every lot shall be at least sixty (60) feet wide as measured from one property line to the other, measured at the front building line.

F. Window and door awnings may project thirty (30) inches into a required front yard; however, such awnings shall not extend more than one (1) foot on either side of the window or door frame. Porch roofs may project six (6) feet into a required front yard and may be physically supported; however, the covered space shall not be enclosed on any side. The normal projections of chimneys and bay, bow or box windows may extend into a required yard by no more than twenty-four (24) inches.

G. There shall be no storage of household items, auto parts, tires, appliances, building materials, or of any material within a front yard or in front of the main building, or in the rear yard except in an enclosed storage structure. (CC 1988 App. A §4.5; Ord. No. 1424 §1, 9-5-89; Ord. No. 2173 §1, 12-4-00)

SECTION 400.120: HEIGHT REQUIREMENTS

No building hereafter erected or structurally altered shall exceed thirty-five (35) feet, except as provided in [Section 400.640](#). Permitted accessory buildings shall not exceed a height of sixteen (16) feet. (CC 1988 App. A §4.6; Ord. No. 1424 §1, 9-5-89)

SECTION 400.125: ESTABLISHING SIZE STANDARDS

Lot Size	Maximum Size of Main Structure (A)	Maximum Size of Accessory Structure (B)
Up to 5,500 square feet (if qualified as a buildable lot)	30% of lot size not to exceed 1,650 square feet for ranch or 2,200 square feet for multi-story, whichever is smaller	25% of rear yard up to maximum size of 750 square feet, whichever is smaller
5,500 square feet (if qualified as a buildable lot) to 10,000 square feet	30% of lot size not to exceed 2,500 square feet for ranch or 3,000 square feet for multi-story, whichever is smaller	25% of rear yard up to maximum size of 1,200 square feet, whichever is smaller
Over 10,000 square feet to 1 acre	30% of lot size with no upper limit of square footage	25% of rear yard up to maximum size of 1,500 square feet, whichever is smaller
Over 1 acre	No Limit	1,500 square feet
<p>(A) In no case shall a single-family dwelling be less than 1,200 square feet in size.</p> <p>(B) In no case shall a garage structure exceed the square footage of the main structure.</p> <p><i>Note:</i> In addition, each lot shall be permitted one (1) garden or storage shed not more than 200 square feet in size. (Ord. No. 1424 §1, 9-5-89; Ord. No. 1900 §2, 9-3-96)</p>		