Chapter 15.08A - R-1E/SINGLE-FAMILY RESIDENTIAL ESTATES DISTRICT

Sections:

15.08A.010 - Statement of intent.

This district is intended for low-density residential neighborhoods characterized by single-family detached dwellings on large lots. This district is also intended for areas of the city in which sanitary sewer service is deemed to be impractical due to topography or the availability and proximity of sanitary services. It is also appropriate for established areas of the city where it serves to preserve existing low-density neighborhoods and for newly developed areas where environmental concerns preclude smaller lots.

(Ord. 5305 § 1 (part), 1996).

15.08A.020 - Principal uses.

The following principal uses shall be permitted outright in an R-1E district:

01. Community recreation services;
02. Dwelling, single-family detached;
03. Family home;
04. Local utility services;
05. Park and recreation services;
06. Public safety services;
07. Religious assembly.

(Ord. 5305 § 1 (part), 1996).

15.08A.030 - Conditional uses.

The following conditional uses shall be permitted in an R-1E district when authorized in accordance with the requirements set forth in Section 15.27.020 of this title:

01. Cemetery;
02. Day care services.

(Ord. 5305 § 1 (part), 1996).

15.08A.040 - Accessory uses.

The following accessory uses shall be permitted in an R-1E district:

01. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded. No accessory structure shall exceed the ground floor coverage of the principal structure.

(Ord. 5305 § 1 (part), 1996).

15.08A.050 - Site development regulations.

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Minimum Lot Size

Lot area:	43,560 square feet (1 acre)
Lot width at front building line:	125 feet
Lot depth:	200 feet

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	35 feet	Greater of 35 feet or existing front setback line of principal structure
Interior side yard:	20 feet at building setback line	10 feet
Street side yard:	30 feet	30 feet
Rear yard:	35 feet	10 feet
Maximum height:	35 feet	18 feet
Lot coverage: all structures	~~10% maximum~~ 20% maximum	

One principal structure per lot.

(Ord. 5305 § 1 (part), 1996).

15.08A.060 - Additional regulations.

01. Private Sewage Disposal System. The construction, use, and maintenance of individual sewage disposal systems in the R-1E district shall comply with ~~Chapter 4.32 of the municipal code~~ Chapter 69 of the Iowa Administrative Code.

02. Cluster Lots Prohibited. The subdivision of cluster lots under Chapter 14.10 of the municipal code shall be prohibited in the R-1E district.

(Ord. 5305 § 1 (part), 1996).

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15.08A.070 - Signs.

Signage in this district shall comply with Chapter 15.33, "Signs."

(Ord. 5305 § 1 (part), 1996).

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