

- (c) **Vacation.** Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.
- (d) **Annexations and Consolidations.** Annexations to or consolidations with the City subsequent to the effective date of this Chapter shall be placed in the R-1 Residential District unless the annexation ordinance temporarily placed the land in another district.
- (e) **Rules for Interpretation of District Boundaries.** Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:
 - (1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 - (3) Boundaries indicated as approximately following City boundaries shall be construed as following municipal boundaries.
 - (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - (5) Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
 - (6) Boundaries indicated as parallel to or extensions of features indicated in the preceding shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.

Sec. 13-1-32 R-1 Single-Family Residential District.

- (a) **Purpose.** The purpose of this District is to provide the opportunity for construction and maintenance of primarily single-family detached dwelling units at a low dwelling unit per acre density. This District is intended to provide residential development limited to single-family homes set individually on separate lots.
- (b) **Permitted Uses.** The following uses of land are permitted in the R-1 District:
 - (1) Single-family detached dwellings, excluding all mobile homes; for purposes of this Chapter manufactured homes are included in the definition of single-family dwelling.
 - (2) Manufactured homes complying with all of the following requirements and limitations:
 - a. The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
 - b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The

- enclosed foundation system shall be approved by the Building Inspector and/or City Engineer; the Building Inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
- c. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
 - d. The home shall be covered by a roof pitched at a minimum slope of two (2) inches in twelve (12) inches, which is permanently covered with non-reflective material.
 - e. The home shall have a pitched roof, overhanging eaves and such other design features required of all new single-family dwellings located within the City of Amery.
- (3) One (1) private garage with not more than three (3) stalls for each residential parcel, per Section 13-1-140 specifications.
 - (4) Accessory uses and buildings as follows:
 - a. Gardening, tool and storage sheds incidental to the residential use, per Section 13-1-140 specifications.
 - b. Off-street parking facilities.
 - c. Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
 - d. Signs as permitted by City ordinances.
 - (5) Community living arrangements and day care centers which have a capacity for eight (8) or fewer persons.
 - (6) Day care or foster family care of children.
 - (7) Home occupations and professional home offices complying with Section 13-1-72.
 - (8) Garage sales.
 - (9) Storage buildings and accessory sheds which comply with setback and lot coverage requirements. (See Article K.)
 - (10) Hard surface sport and play areas.
 - (11) Solar equipment and antenna. Height limits for the district apply.
 - (12) Pets and small animals may be kept provided that their keeping shall not be unreasonably objectionable or disruptive to normal residential occupancy or a hazard to public health and safety; the standards of Title 7, Chapter 2. Commercial animal operations are not permitted in residential districts. Farm animals are not permitted in residential districts.
 - (13) Uses customarily incident to any of the above uses, provided that no such use generates traffic or noise that would create public or private nuisance.
- (c) **Conditional Uses.** The following are permitted as conditional uses within the R-1 District:
- (1) Community living arrangements and day care centers which have a capacity for nine (9) or more persons.

- (2) Public school, kindergarten, elementary and high or private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.
 - (3) Utilities (electric substations, telephone switching stations, gas regulators, etc.)
 - (4) Bed and breakfast inns [7011].
 - (5) Churches, schools, and public buildings, except public buildings housing uses incompatible with the characteristics of the district, such as sewage systems, incinerators and shops, provided that any buildings be located not less than thirty-five (35) feet from any side lot line.
 - (6) Public utility structures, except those incompatible with the characteristics of the district.
 - (7) Parks and playgrounds.
 - (8) Planned unit development residential developments (see Article D).
 - (9) Golf courses and private clubs.
 - (10) Nursing and rest homes for senior citizens.
 - (11) Nursery schools.
 - (12) Medical/dental clinics.
 - (13) Cemeteries.
 - (14) The outside storage of *no more than two (2)* of each of the following: building for ice fishing, mobile home trailer, camper, utility tractor, two boats or canoes over 16 feet in length, recreational vehicle, if the above-named are owned by the residents or family members.
 - (15) Funeral homes.
- (d) **Area, Height and Yard Requirements.**
- (1) **Lot.**
 - a. Area (Single-Family Homes): Minimum ten thousand five (10,000) square feet.
 - b. Width: Minimum eighty (80) feet.
 - c. Maximum lot coverage: Fifty percent (50%).
 - d. Building Site: (Minimum Required Floor Area; Principal Building).
 1. One-story: Eight hundred fifty (850) square feet.
 2. Two-story: One thousand two hundred (1,200) square feet.
 3. Dwelling width: See Section 13-1-25(b).
 - (2) **Building Height.** Maximum thirty-five (35) feet or three (3) stories.
 - (3) **Yards.**
 - a. Street: Minimum twenty-five (25) feet.
 - b. Rear: Minimum eight (8) feet.
 - c. Side: Minimum eight (8) feet each side.
 - d. Lake and river lots: The above setbacks shall be as modified in Section 13-1-25(a).