

SECTION 10. LOW DENSITY RESIDENTIAL DISTRICT (R-1)

A. PURPOSE

This district is intended to provide for the development of single family residences and two or three family residences at a density compatible with existing residential development. This district also accommodates those institutional and public uses compatible with residential neighborhoods.

B. PERMITTED PRINCIPAL USES

The following uses are permitted within this district, provided that only one principal use or structure is allowed on a single lot:

- (1) A single family dwelling constructed on site, or/assembled as a modular unit which meets the definition of Section 5; a mobile home or mobile home court is not permitted;
- (2) A two or three family dwelling, constructed on site and containing only one story;
- (3) A church or other place of worship;
- (4) A nursing home;
- (5) A public or private school;
- (6) A park or playground;

C. CONDITIONAL USES

USES
Relocated, previously constructed buildings
Not qualifying as modular units

CONDITIONS
1. Building must be sound structurally, meet Montana Building Codes, and have exterior Walls, roofs and windows in good repair.
2. No protest signed by 20 per cent or more of owners of properties located within 150 feet of the lot(s) in question has been submitted.
3. Architectural style must be reasonably compatible with surrounding structures.

D. ACCESSORY AND TEMPORARY USES PERMITTED

The following accessory and temporary uses are permitted in this district:

- (1) Accessory buildings and uses incidental to the above principal uses.
- (2) Temporary buildings for and during construction only.
- (3) Home occupations under the requirements of Section 17.
- (4) Driveways, sidewalks, patios, retaining walls and steps require a permit. No fee charge.

E. LOT AREA AND WIDTH

Except for existing lots of record which, because of ownership, cannot be reassembled to conform to this requirement, the following lot areas and widths are required:

- (1) Single family dwelling – Each lot shall contain a minimum of 7,000 square feet, and be at least 50 feet wide.
- (2) Two or three family dwellings – Each lot shall contain a minimum of 4,000 square feet per dwelling unit, and be at least 50 feet wide.

F. YARD REQUIREMENTS

Every lot shall have the following yard requirements as measured from the farthest extension of the structure:

- (1) **Front Yard** - A 30 foot yard shall be provided on all street frontages (as measured from curb line, drainage swale or equivalent drainage facility). Corner lots shall be construed as having two frontages, each of which shall allow for a 30 foot yard.
- (2) **Side Yard** - Side yards abutting interior lot lines shall not be less than 3 feet.
- (3) **Rear Yard** - A rear yard of a least 3 feet shall be provided.
- (4) In determining building lines and yard requirements, the furthestmost protruding part of a structure shall be the determining factor.

G. BUILDING HEIGHT

- (1) Maximum height for all buildings and other structures shall be 24 feet.
- (2) Maximum height for accessory buildings may not exceed one and one-half (1 1/2) times the height of the primary dwelling, and shall not exceed 24 feet for single family dwellings and two or three family dwellings containing only one story.
- (3) Accessory Buildings located on the same lot (not involving the conduct of a business) including one private garage, or community garage. Garages shall not exceed the following sizes for each lot:

Lot Size	Maximum Garage Size
3900 sq. ft. to 7000 sq. ft	1000 sq. ft.
7001 sq. ft to 10000 sq. ft.	1200 sq. ft.
over 10000 sq. ft.	1600 sq. ft.

Accessory Buildings must comply with all setback requirements.

- (4) No former rail cars, semi boxes, containers or comparables will be allowed for storage units.

H. SIGNS

The following signs are permitted in this district:

- (1) For residential uses, non-illuminated signs less than 6 square feet in area;
- (2) For all other uses, non-illuminated signs, including bulletin boards at schools and churches, not exceeding 12 square feet in area, provided the sign is located at least 10 feet from any road right-of-way and does not obstruct traffic visibility.

I. GARAGES ON VACANT LOTS 8-13-10

One garage shall be allowed on a vacant lot with the following criteria:

- (1) Section G, Part 3 for garage size allowed shall be followed.
- (2) Maximum height is not to exceed 24 feet.
- (3) Residential use only, no commercial use allowed.

- (4) Garage must be placed on a cement foundation that meets city building codes, and placed towards the rear of a vacant lot to accommodate for a home to be built at a later date.
- (5) Proposed garage must have four walls, roof and siding that meets current building codes and an operational door. Pole barns are not an option in this area.
- (6) Only one (1) building per lot without a house will be allowed, either a garage or storage shed.