

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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3.3 R-1 RESIDENTIAL DISTRICT

This district provides for one-family and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas which can be economically and readily served by utilities and municipal facilities.

1. Permitted Uses

- (a) One-family and two-family year-round dwellings.
- (b) Private garages and carports.
- (c) Essential services and utilities intended to serve the principal permitted use (Chapter 8.0).
- (d) Signs subject to the provisions of Section 5.0.
- (e) Horticulture and gardening.
- (f) Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.

2. Uses Authorized by Conditional Permit

- (a) Multi-family (three or more) dwelling units.
- (b) Rooming or boarding houses.
- (c) A single mobile home provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.
- (d) Mobile home parks subject to the provisions of Section 6.0.
- (e) Public and semipublic uses including, but not limited to, the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings shall not be permitted.
- (f) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (g) Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.
- (h) Snowmobile trails

R-1 Zone District Setbacks & Dimensional Requirements¹

Maximum Building Height	35'
Minimum Lot Area²	
With Public Sewer	10,000 sq. ft.
Without Public Sewer	15,000 sq. ft.
Minimum Lot Width³	
With Public Sewer	75'
Without Public Sewer	100'
Lake / River Setbacks	
From Ordinary High Water Mark (OHWM)	75'
Minimum Lotline Setbacks	
Front (road setbacks may also apply; see below)	30'
Rear	
Principal Building	40'
Accessory Building	20'
Side	
Principal Building	10'
Accessory Building	5'
Minimum Floor Area — Dwelling	
3+ Bedrooms	1,000 sq. ft.
2 Bedrooms	900 sq. ft.
1 Bedroom	800 sq. ft.
Minimum Floor Area — Mobile Home	
3+ Bedrooms	800 sq. ft.
2 Bedrooms	700 sq. ft.
1 Bedroom	600 sq. ft.

Class A (State and U.S. Numbered Highways):

130 feet from the centerline of the State or U.S. Highway **or**
66 feet from the right-of-way line, whichever is greater.

Class B (County Highways):

75 feet from the centerline of such highway **or**
42 feet from the right-of-way line, whichever is greater.

Class C (Town Roads / Highways):

63 feet from the centerline of the highway **or**
30 feet from the right-of-way line, whichever is greater.

¹ Unless specified elsewhere in this ordinance or on the Official Zoning Map, the dimensional requirements of this schedule shall apply to the respective listed districts. Requirements for the W-1; Resource Conservation, SP-1; Shoreland Protection, and PUD (Planned Unit Development) are contained on the Official Zoning Map.

² Minimum area for one-family dwellings: add 5,000 square ft. for each additional unit over one (1).

³ No lot shall be created with a length to width ratio greater than three (3) to one (1).