

## 169.07 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The R-1 District is established to provide for single-family residential uses and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-1 District:

- A. Churches, chapels, temples, and similar places of worship.
- B. Elder group homes as permitted by and as limited by Section 231B.4 of the Code of Iowa.
- C. Family homes as permitted by and as limited by Section 414.22 of the Code of Iowa.
- D. Golf courses, country clubs, club houses, tennis courts, and similar recreational uses; provided, any such use not be operated primarily for commercial gain.
- E. Municipal facilities utilized by the City for services provided to the community.
- F. Museums, libraries, parks and playgrounds, community center, and similar uses operated by the City.
- G. Public and parochial schools, elementary and secondary, and other educational institutions having established current curriculum the same as ordinarily given in the Waukee public school system, but excluding boarding schools.
- H. Single-family dwellings.

2. Permitted Accessory Uses.

- A. Clubhouses within a residential subdivision where ownership is maintained under a homeowners association. Clubhouses shall be constructed of materials similar to the principal structures within the development and shall meet all setback requirements as specified later in this title.
- B. Home occupations as permitted in and as limited by Section 165.11 of these zoning regulations.
- C. Parabolic or dish-type antennas larger than 18 inches in diameter shall be placed in the rear yard and must be a minimum of 10 feet from all property lines and shall not be larger than eight feet in diameter if of opaque construction or 10 feet in diameter if of wire or mesh construction. All such parabolic or dish-type antennas shall be mounted at ground level. The erection and construction of a parabolic or dish-type antenna shall require obtaining a building permit from the administrative official prior to the commencement of any work.
- D. Private garage or carport.

E. Private plant nurseries and greenhouses, not to exceed 240 square feet and not involving retail or wholesale sales.

F. Private swimming pools, when enclosed with a non-climbable fence at least 48 inches in height, or any enclosure designed for wading or swimming, which shall be deemed to be a swimming pool if it is capable of holding ~~18 inches'~~ 24 inches depth of water.

G. Solar collectors mounted on the ground in the rear yard or attached to the principal building facing the front, side, or rear yard at a height no greater than the peak of the roof of the principal structure. The mounting of solar collectors shall be in accordance with the requirements of the Building Code. If required, solar access easements may be obtained from adjoining property owners in accordance with State statutes.

H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

I. Use of a dwelling structure within a new subdivision as a job office and real estate office for the subject subdivision, which use shall terminate upon completion or abandonment of the project.

J. Use of a temporary building, within a newly platted subdivision with a minimum final plat size of 10 acres, as a real estate office subject to approval of a temporary site plan. A temporary building permitted to exist shall be subject to the following minimum standards and requirements:

(1) Temporary building shall be designed to be compatible with a residential neighborhood, including (but not limited to) the use of pitched roof elements and exterior building materials customarily used in residential development, which may include stone, brick, vinyl, or wood lap siding. Skirting shall be provided around the base of the temporary building to match the exterior building materials provided on the building structure. Metal skirting shall not be considered an acceptable material for purposes of meeting the requirements of this section.

(2) Temporary building shall meet all building setback requirements of the applicable zoning district.

(3) On-site parking areas constructed for use by visitors to the temporary building shall be constructed of asphalt or concrete but shall not be required to provide concrete curb and gutter.

(4) A minimum of 20 percent open space shall be provided on the site. A minimum of one tree and six shrubs shall be provided per every 1,500 square feet of required open space.

(5) Temporary building shall not be permitted to be constructed within any planned development overlay district that has an underlying commercial zoning classification.

(6) Temporary building shall meet all minimum requirements of the Building Code as adopted by the City.

(7) Any proposed signage shall be subject to the requirements of Chapter 168 of these zoning regulations.

(8) The use of the site for a temporary building shall be allowed for one year. Prior to expiration of the temporary site plan, the applicant shall be allowed to request approval of a one-year extension of the temporary site plan, but in no event should the extension be granted if the granting of the same would no longer be consistent with the surrounding built environment, Chapters 160 through 163 of this Code of Ordinances (Site Plan Requirements), and the provisions of this section.

(9) A cash deposit or surety bond shall be provided in a form approved by the administrative official in an amount sufficient to guarantee to the City the removal of the temporary building and restoration of the site within 60 days after the temporary building site plan has expired. If, after 60 days, no action has been taken to restore the site or premises, the City may take action to restore the site by utilizing the bond or monies deposited or other methods at its disposal.

K. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

3. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Section 165.19 of these zoning regulations:

Lot Area	10,000 square feet for each dwelling plus its accessory building 20,000 square feet where no public sewer facilities are available
Lot Width	80 feet; or 100 feet where no public sewer facilities are available Corner lots shall be 10 feet wider
Front Yard	30 feet
Rear Yard	30 feet for dwelling; 40 feet for other principal permitted uses
Side Yard	A total of 15 feet; one side may be reduced to not less than 7 feet; 15 feet for any other principal permitted uses.
Maximum Height	3 stories or 40 feet for principal building 1 story or 14 feet for accessory building
Floor Area	1,050 square feet for single-story dwelling If two or more stories, 1,400 square feet with a minimum first floor square footage of 700 square feet If a split level, each level shall be a minimum of 400 square feet If a split foyer, 1,050 square feet per story

1. 4. Dwelling Occupant Load: The maximum permitted occupant load within a dwelling unit in any residential district shall not exceed the following:

Room Type	Room Area	Maximum Occupant Load
Bedroom room	At least 70 sq. ft. but less than 120 s. ft	1 per room
Bedroom room	120 sq. ft. to 180 sq. ft.	2 per room
Bedroom room	180 sq. ft. or more	3 per room
Multipurpose room	At least 70 sq. ft.	1 per room, not more than 2 per dwelling unit

1. For the purposes of this section, a “bedroom” is defined as a space primarily designed and intended for use as a sleeping room which shall include all of the following characteristics:

- A. A room with a minimum floor area of 70 square feet of area is capable of being secured by a door.
- B. A room with an enclosed closet space of a minimum floor area of six square feet.
- C. A room with the provisions for emergency escape and natural light in accordance with the adopted version of the international residential code or international building code as applicable for the dwelling type.
- D. For the purposes of this section, a multipurpose room may include a living room, den, study, or other similar room that by design or layout is not primarily intended to be used as a bedroom, but that is otherwise habitable and provides accommodations for sleeping such as a bed, daybed, couch, futon or other similar multipurpose sleeping furniture.

- 1. 5. Minimum Width. The minimum dimension of the main body of the principal building shall not be less than 24 feet.
- 2. 6. Perimeter Foundation Requirement. A permanent perimeter foundation meeting Waukee Building Code standards is required for all principal buildings.
- 3. 7. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 168, for all permitted uses.
- 4. 8. Site Plan Requirements. For site plan requirements, see Chapter 160 of this Code of Ordinances.