

## ROBINS MUNICIPAL CODE

### R-1 – LOW DENSITY SINGLE-FAMILY RESIDENTIAL

**165.21 R-1 – LOW DENSITY SINGLE-FAMILY RESIDENTIAL.** This district is intended for single-family dwelling units designed to maintain, protect, and preserve low density on large lots in a quiet rural setting while permitting agricultural uses. Public utilities such as water and sewer are typically limited due to accessibility and cost factors but may be required or provided based on City policies and regulations.

1. Permitted Principal Uses and Structures.
  - A. Single-family dwellings.
  - B. Private or semi-private stables.
  - C. Public utilities and services.
  - D. Cemeteries.
  - E. Cultural institutions, including:
    - (1) Public libraries and public art galleries
    - (2) Public museums and aquariums.
  - F. Educational institutions (non-boarding) as follows:
    - (1) Elementary, junior high and high schools.
  - G. Recreational and social facilities, as follows:
    - (1) Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses.
    - (2) Recreational clubs, buildings and community centers, noncommercial.
    - (3) Parks and playgrounds.
    - (4) Swimming pools, noncommercial.
    - (5) Tennis clubs and courts, noncommercial.
  - H. Religious institutions, as follows:
    - (1) Churches, chapels, temples and synagogues.
    - (2) Convents, seminaries, monasteries and nunneries.
    - (3) Rectories, parsonages and parish houses.
    - (4) Religious retreats.
2. Permitted Accessory Uses and Structures. Accessory uses and buildings incidental to and on the same lot as the principal use, as follows:

- A. Agricultural buildings and structures.
- B. Athletic fields and playgrounds.
- C. Clubhouses and other structures on the grounds of private clubs, golf courses, and tennis clubs.
- D. Garages and carports.
- E. Greenhouses and conservatories (non-commercial).
- F. Home occupations.
- G. Roadside stands - for the display and sale of agricultural products on zoning lots where the principal use is agriculture (this accessory use is temporary, for a period not to exceed six months in any one year).
- H. Secondary religious facilities servicing a principal religious institution.
- I. Central semi-private sewerage systems meeting Linn County Health Department requirements and as approved by the City Engineer for connection to the public system when available. No part of any treatment facility (structure or levee) shall be closer than two hundred (200) feet from any property line or road right-of-way.
- J. Stadiums and grandstands in athletic fields (public).
- K. Storage of building materials and equipment, and temporary buildings for construction purposes, for a period not to exceed the duration of such construction.
- L. Private swimming pools and tennis courts (noncommercial).
- M. Temporary real estate tract offices - for the purposes of conducting the sale of lots of the tract upon which such tract office is located, for a period not to exceed two years.
- N. Tool house sheds and other similar buildings for the storage of domestic supplies.
- O. Central semi-private water supply systems meeting Linn County Health Department requirements and as approved by the City Engineer for connection to the public system when available.
- P. Agricultural uses, non-commercial.
- Q. Feedlot, non-commercial.

3. Special Uses. The following special uses are permitted in the R-1 District, subject to provisions of Section 165.07 of this chapter.

- A. Excavations for artificial lakes.
- B. Philanthropic and charitable institutions, but not including businesses sponsored by such institutions, except such as are accessory or incidental to and located in the same building as such institution proper.
- C. Public utilities and services uses and civic buildings.
- D. Day care centers or preschool facilities.
- E. Convalescent and nursing homes, including extended medical care facilities.
- F. Family group care homes.
- G. Railroad and private utility uses.
- H. Communication towers less than 125 feet which meet all federal, state and metropolitan regulations.
- I. Off-street parking lots, for any zoned district, but only for the provision of accessory for uses located on a lot within 500 feet thereof provided adequate screening, landscaping and similar techniques that will protect the surrounding properties in the site development plan.
- J. Bed and breakfast limited to no more than three (3) bedrooms available for use by transient guests for no more than three (3) consecutive nights.
- K. Recycling facilities in which all activities are located within a completely enclosed building, are located no closer than two hundred (200) feet to any existing residential structure(s) and subject to compliance with all applicable federal, state, regional and local regulations and plans.
- L. Other uses not specifically listed as determined by the Board of Adjustment to be of the same general character as the uses permitted in subsection 1 of this section and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, glare, heat, odor, toxic or noxious matter.

4. Minimum Lot Areas and Width.

	Minimum Lot Area	Minimum Lot Width
Single-family dwelling	20,000 sq. ft.	90 feet
Agriculture	5 acres	200 feet
Farm	5 acres	150 feet
Feedlot, non-commercial	10 acres	250 feet
Stable, semi-private	10 acres	150 feet
Stable, private	5 acres	150 feet
Cemetery	20 acres	200 feet
Educational institutions	40,000 sq. ft.	150 feet
Cultural institutions	40,000 sq. ft.	250 feet
Recreational and social buildings	40,000 sq. ft.	150 feet
Religious institutions	40,000 sq. ft.	150 feet
Special uses	As specified by the Board of Adjustment	

5. Minimum Yard Requirements.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family dwellings	35 feet	15 feet	35 feet***	35 feet^
Stable, private or semi-private	75 feet	50 feet	50 feet	50 feet
Burial sites in cemeteries	35 feet	15 feet	15 feet	5 feet
All other permitted uses	40 feet	20 feet*	30 feet*	50 feet
Special Uses	As specified by the Board of Adjustment			
*Plus one foot for each two feet by which the building or structure height exceeds 20 feet				
***Corner Side yard requirements may be 20' on 100' radius corner lots, provided the Transitional Yard Requirements are met. Any reduction to the 20' requirement shall be approved by the Zoning Administrator. (Ord.1013, 12/10)				
^ Rear yard setback requirements on corner lots may be reduced to 20'. (Ord 1013, 12/10)				
Accessory Uses:	Except as indicated below, the yard requirements of the principal uses shall apply to their accessory building.			
	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Buildings accessory to dwellings, other than specified herein	35 feet	15 feet	30 feet	5 feet
Clubhouses and other structures on the grounds of private clubs, golf courses and tennis clubs	Shall be located not less than 150 feet from the nearest residential property line**			
Mausoleums, crematories and columbariums in cemeteries	Shall be located not less than 150 feet from the nearest residential property line**			
Roadside stands on lots where the principal use is agriculture	20 feet	50 feet	20 feet	none
Stadiums and grandstands in athletic fields	Shall be located not less than 150 feet from the nearest residential property line**			
Temporary buildings for construction purposes	No requirements provided there is no undue interference with the use and enjoyment of neighboring properties.			
Feedlots, non-commercial	Shall be located not less than 150 feet from the nearest property line			
**Such setback area not to be used for parking.				

6. Transitional Yard Requirements.
  - A. Where an agricultural use coincides with a lot line of a property which is zoned as A-1 Agricultural, a transitional yard shall be provided along such lot lines. Unless otherwise specified herein, such yard shall have a dimension of not less than 15 feet along such lot line.
  - B. Where an agricultural use coincides with a side or rear lot line of a property, which is not, zoned as A-1 Agricultural, a transitional yard shall be provided along such lot lines. Unless otherwise specified herein, such yard shall have a dimension of not less than 35 feet along such lot line.
  - C. Where an agricultural use coincides with public right-of-way, a transitional yard shall be provided. Unless otherwise specified herein, such yard shall have a dimension of not less than 35 feet from the public right-of-way.
7. Maximum Height and Bulk Limitations. No principal use building or structure shall exceed 2½ stories or 35 feet; no accessory use structure shall exceed 20 feet. Maximum floor area ratio shall not exceed 0.30.
8. Minimum Off-Street Parking and Loading Space. Off-street parking and loading facilities shall be provided as required in Section 165.33 of this chapter.
9. Sign Regulations. All signage must meet the Sign Regulations described in Section 165.31 of this chapter.
10. Fence, Wall and Hedge Regulations. Non-agricultural fences, wall and hedges shall meet the regulations specified in Section 165.32 of this chapter.
11. Outdoor Lighting Regulations. All outdoor lighting shall conform to the regulations specified in Chapter 152 of this Code of Ordinances.