**Sec. 13-1-33 Residential (R-1) District**

1. **Purpose.** The Residential (R-1) District is intended to provide for high quality, year-round residential development in areas where the reasonable provision of municipal services is feasible. This District is designed to provide single-family homesites in those developing areas that offer “rural residential” amenities, services and facilities.
2. **Permitted Uses.** See Exhibit 1: District Use and Impact Classifications.
3. **Conditional Uses.** See Exhibit 1: District Use and Impact Classifications.
4. **Minimum Lot Size and Density for Single- and Two-Family Residences.** According to Exhibit 2.

**EXHIBIT 2  
MINIMUM LOT SIZE/WIDTH/DENSITY FOR R-1 DISTRICT**

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| --- | --- | --- | --- |
|  | **Subdivision lots (> 4 lot subdivisions) and other cluster development** | **Other one-family lots and other permitted uses** | **Other two-family lots** |
| **Lots served by public sanitary sewer** | 20,000 sq.ft. minimum lot size  1 dwelling unit/acre minimum density for development  75 feet minimum lot width at building line | 1 acre minimum lot size  1 dwelling unit/acre minimum density  100 feet minimum lot width at building line | 1 acre minimum lot size  2 dwelling units/acre minimum density  100 feet minimum lot width at building line |
| **Lots served by private sewer system** | 1 acre minimum lot size  1 dwelling unit/acre minimum density  100 feet minimum lot width at building line | 1 acre minimum lot size  1 dwelling unit/acre minimum density  100 feet minimum lot width at building line | 1 acre minimum lot size  2 dwelling units per 1 acre minimum density  120 feet minimum lot width at building line |

5.   Minimum Lot Size for Multi-Family Dwellings (Allowed Only in City of Fond du Lac Growth Area on Public Sanitary Sewer). One and one-half (1-1/2) acre.

6.  Minimum Lot Size for Other Permitted Uses. One acre.

7.  Height Limitations for Principal Building. Thirty-five (35) feet.

8.  Minimum Front Yard Setback. See Sec. 13-1-57, Highway Setbacks.

9.  Minimum Side And Rear Yard Setbacks. The minimum side yard setback shall be ten (10) feet; however, the sum of the widths of both side yards shall be no less than thirty (30) feet. The minimum rear yard setback shall be twenty-five (25) feet.