

- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following municipal boundaries shall be construed as following municipal boundaries.
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (d) **Vacation.** Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.
- (e) **Annexations and Consolidations.** Annexations to or consolidations with the City subsequent to the effective date of this Chapter shall be placed in the A-1 Agricultural District unless the annexation ordinance temporarily placed the land in another district. Within ninety (90) days, the Plan Commission shall evaluate and recommend a permanent district classification to the Common Council.

Sec. 13-1-42 R-1 Single-Family Residential District.

- (a) **Purpose.** The purpose of the R-1 District is:
 - (1) To provide the opportunity for construction and maintenance of primarily single-family detached dwelling units.
 - (2) To maintain compact residential development around existing residential development or in areas presently served, or readily serviceable by public sewer.
 - (3) To delineate those areas where predominantly residential development has occurred or will be likely to occur in accordance with the general plan, or overriding economic consideration.
 - (4) To guard against surface and subsurface water pollution.
 - (5) To protect the integrity of residential areas by prohibiting the incursion of incompatible residential and nonresidential uses.
 - (6) To create and preserve the general aesthetics of an area by regulating land use.
 - (7) To locate this zone in areas with a soil suitability for residential development of slight or moderate restriction.
- (b) **Permitted Uses.** The following uses of land are permitted in the R-1 District:
 - (1) Single-family detached dwellings, excluding all mobile homes; for purposes of this Chapter manufactured homes are included in the definition of single-family dwelling.
 - (2) Manufactured homes complying with all of the following requirements and limitations:
 - a. The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
 - b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The

- enclosed foundation system shall be approved by the Building Inspector and/or City Engineer; the Building Inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
- c. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
 - d. The home shall be covered by a roof pitched at a minimum slope of two (2) inches in twelve (12) inches, which is permanently covered with non-reflective material.
 - e. The home shall have a pitched roof, overhanging eaves and such other design features required of all new single-family dwellings located within the City of Abbotsford.
- (3) Private garage facilities (attached, detached or a combination of both) not exceeding three (3) total standard stalls for each residential parcel, per Section 13-1-140.
 - (4) Accessory uses and buildings as follows:
 - a. Off-street parking facilities.
 - b. Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures per Article K.
 - c. Signs as permitted by City ordinances.
 - (5) Community living arrangements and day care centers which have a capacity for eight (8) or fewer persons.
 - (6) Foster family care.
 - (7) Home occupations and professional home offices.
 - (8) Libraries, museums, parks and playgrounds.
 - (9) Uses customarily incident to any of the above uses, provided that no such use generates traffic or noise that would create public or private nuisance.
- (c) **Conditional Uses.** The following are permitted as conditional uses within the R-1 District:
- (1) Community living arrangements and day care centers which have a capacity for nine (9) or more persons.
 - (2) Utilities (electric substations, telephone switching stations, gas regulators, etc.)
 - (3) Bed and breakfast inns [7011].
 - (4) Churches and public buildings, except public buildings housing uses incompatible with the characteristics of the district, such as sewage systems, incinerators and shops.
 - (5) Public utility structures, except those incompatible with the characteristics of the district.
 - (6) Agricultural and gardening uses, except those incompatible with the characteristics of the district, such as the raising of livestock.
 - (7) Planned residential developments.
 - (8) Golf courses and private clubs.
 - (9) Barbering and beauty culture.

permitted
uses