

Chapter 18. SINGLE FAMILY RESIDENTIAL R-1

18-1 Purpose

To provide areas for medium and low density, single-family neighborhoods of spacious and uncrowded character.

18-2 Permitted Uses

1. Single-family dwellings.
2. Household pets.
3. The tilling of the soil, the raising of crops, horticulture and gardening.
4. Animals and fowl for recreation or for the production of family food for the use of the persons living on the premises, as long as there are not more than two (2) large animals (horses, or livestock, etc.) excluding pigs, on a lot no smaller than one-half (1/2) acre.
5. Accessory buildings and uses customarily incidental to the permitted and conditional uses allowed herein.

18-3 Conditional Uses

1. Cemetery.
2. Child day care or nursery.
3. Church.
4. Cluster subdivision of single-family dwellings, provided that the residential density is not increased to allow more than one (1) dwelling for each parcel which is seventy-five (75) percent of the square feet required by the district for single-family dwellings, and that the total area of the subdivision cluster be not less than five (5) acres, and that at least one-third (1/3) of the total area of the subdivision be reserved or dedicated as a permanent open space for common use of the residents, under Planned Unit Development approval.
5. Golf course.
6. Home occupation.
7. Private recreational grounds and facilities, not open to the general public, and to which no admission charge is made.
8. Public and quasi-public buildings and uses.
- ³9. Large animals exceeding two per one-half (1/2) acre lot.
10. Accessory uses and buildings customarily incidental to the above.

³ Amended March 6, 1995

18-4 Height Regulations

No building shall be erected to a height greater than two and one-half (2 1/2) stories or thirty-five (35) feet, and no dwelling structure shall be erected to a height less than one (1) story.

18-5 Area, Width and Yard Regulations

Yards in Feet					
District	Area	Width	Front	Side	Rear
R-1-8	8,000 sq'	70'	25	8 & 10	10
R-1-10	10,000 sq'	80'	25	8 & 10	10
R-1-12	12,000 sq'	80'	25	8 & 10	10
R-1-20	20,000 sq'	100'	30	10 & 10	20
R-1-40	40,000 sq'	120'	50	15 & 15	20

18-6 Modifying Regulations

1. Side Yards - Main buildings other than dwellings shall have a minimum side yard of twenty (20) feet and the total of the two (2) side yards shall be forty (40) feet. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet except that the street side yard of a corner lot shall be the front yard setback required for that district.
2. Rear Yards - Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet provided that on corner lots rearing on the side of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district.