

SECTION 4. SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

4.010 Purpose. To provide an area for development on a public sewer and water system or where public facilities may feasibly be extended. The standards set out in this section shall apply in this district.

4.020 Properties Included In This District. (See Section 19 “assignment of properties to a district”)

4.030 Permitted Principal Uses. The following principal uses are permitted in the R-1 District:

- A. Single-family housing,
- B. Parks and playgrounds.

4.040 Permitted Principal Structures. The following principal structures are permitted in the R-1 District:

- A. Single-family houses, excluding mobile homes,
 - 1. Manufactured homes
 - 2. Penalized homes
 - 3. Site-built homes
- B. Park and playground related structures.

4.050 Permitted Accessory Uses. The following accessory uses are permitted in the R-1 District:

- A. Private storage of vehicles, that are titled to the property owner.
- B. Home occupations as detailed in Section 27 (Home Occupations)

4.060 Permitted Accessory Structures. The following accessory structures are permitted in the R-1 District.

- A. Private garages,
- B. Noncommercial greenhouses, storage sheds, and playhouses.

4.070 Conditional Uses. The following conditional uses may be allowed in the R-1 District, provided that the requirements of Section 26 (Conditional Use Permits) are met:

- A. Planned unit development,
- B. Low density multi-family residential,
- C. Governmental and religious uses,
- D. Public recreational activities, including golfing, tennis, and swimming,
- E. Public and private schools,
- F. Nursery schools and day care centers.

4.080 Structures Allowed Under Conditional Use Permits. The following structures may be allowed in R-1 District under the conditional use permit, issued pursuant to the provisions of Section 26 (Conditional Use Permits):

- A. Structures for planned unit development,
- B. Duplexes and quad-plexes,
- C. Governmental structures such as police and fire stations, libraries, and town halls,

- D. Public recreational structures, including swimming pools, tennis courts, and golf courses,
- E. Schools and ancillary structures,
- F. Structures used for religious purposes, including convents, parish houses and other buildings integral to the functioning of religious organization,
- G. Public and private utility structures not covered by Section 33 (Modifications, Exceptions and Special Requirements),
- H. Nursery schools and day care centers.

4.090 Dimensional Requirements. The following lot and yard requirements are established for the R-1 District:

- A. Yard Requirements,
 - 1. Lot Area,
 - a. Lot area shall be a minimum of twenty thousand (20,000) square feet,
 - b. Lot area shall be a minimum of twice the area requirement of (4.090, A., 1., a.) for Conditional Use Permits.
 - 2. The minimum lot width shall be eighty (80) feet.
- B. Maximum Height. The maximum height for the principal structure shall be thirty five (35) feet, and for an accessory structure twenty (20) feet.
- C. Setbacks,
 - 1. The minimum highway setback shall be regulated under Section 20 (Highway Access and Setbacks),
 - 2. The minimum side-yard setback for all residential structures shall be ten (10) feet, and for an accessory structure five (5) feet,
 - 3. The minimum rear-yard setback shall be twenty five (25) feet for a principal structure, and five (5) feet for an accessory structure,
 - 4. No accessory structure may be located in a required front yard,
 - 5. Side yard setback on corner lots shall be twenty five (25) feet.
- D. Lot, Height, and Yard Requirements for Conditional Uses. Lot, height, and yard requirements for structures and uses under conditional use permits shall be incorporated into said permits.

4.100 Additional Requirements. The following regulations shall apply within the R-1 District:

- 1. Section 29 as pertaining to parking,
- 2. Section 30 as pertaining to the placement and use of signs.
- 3. Section 33 as pertaining to modifications, exceptions & special requirements.

