

SECTION 8

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

- 8.1 General Description: The R-1 Single Family Residential District is established as a district in which the use of the land is for single family dwelling except as noted. It is the purpose and intent of this District to promote the development of and the continued use of land for single family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with the development or continuation of single family dwellings in this District. The intent is to further discourage any use in this district which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area. This District further encourages only those uses which because of character or size, would not create additional requirements and costs for public services which are in excess of such requirements and costs if the district was not developed solely for single family dwellings.
- 8.2 Uses Permitted: The following uses are permitted in a R-1 single family residential district and are subject to all the general provisions and regulations of this Ordinance:
- a) Single family detached dwellings;
  - b) Elementary schools, public and private where the curriculum is similar in nature and preparation of course work to the public school;
  - c) Public park or playground;
  - d) Agricultural uses of the garden types that are not intended for commercial purposes.
- 8.3 Uses Permitted Subject to Additional Requirements: The following uses are permitted provided they meet the requirements noted for each use in addition to applicable area regulations:
- a) Churches - a minimum lot size of one (1) acre and major street frontage as shown on the circulation plan;
  - b) Library - provided it has major street frontage as shown on the circulation plan;
  - c) Home Occupation - provided that it is in keeping with the meaning of home occupation as defined in this Ordinance;
  - d) Plant Nursery - provided that no building or structure is maintained in connection therewith and no retailing of any material is carried on upon the premises;
  - e) Golf Course - private or public, or county club, provided that the chief activity is for recreational purposes and any commercial activity is accessory or incidental thereto;
  - f) Junior High or Senior High School - provided that they have major street frontage as shown on the street circulation plan;
  - g) Accessory Buildings which are not a part of a main building may include one (1) private garage;
  - h) Temporary Structures which are incidental to the construction of the main building and will be removed when the main structure is completed;

- i) Parking Lot required to serve the uses permitted in this district;
- j) A temporary bulletin board or sign not exceeding twelve (12) square feet in area pertaining to the lease, hire or sale or a building or premises, which board or sign shall be removed as soon as the premises are leased, hired or sold.

#### 8.4 Area and Height Regulations:

<u>Min. Lot Area</u>	<u>Max. Lot Frontage</u>	<u>Max. % Coverage</u>	<u>Max. Height</u>	<u>Front Yard Setback</u>	<u>Side Yard Setback</u>	<u>Rear Yard Setback</u>
7,000 sq. ft.	50	30% Interior 35% corner	35'	20'	5' Interior lot 15' st. side of corner lots	30'

##### A. Side Yard:

- 1) For buildings of more than one story, the minimum width of the side yard on interior lot lines shall be not less than ten (10) feet.
- 2) For a principal building other than a one-family dwelling, the minimum width of side yard shall not be less than one-half the height of the building, but in no case less than fifteen (15) feet.
- 3) For dwellings and accessory buildings on corner lots, there shall be a side yard setback from the street right-of-way of not less than fifteen (15) feet in case such lot is back-to-back with another corner lot and 25' in every other corner.

##### B. Rear Yard:

- 1) Unattached buildings of accessory use may be located in the rear yard of a main building; provided, however, that no accessory building shall be located closer than ten (10) feet to the rear lot line.

##### C. Lot Size Requirements:

- 1) The frontage of any wedge-shaped lot which meets the requirements of minimum lot size may be a minimum of forty (40) feet; however, the front building line on the lot shall be a minimum of sixty (60) linear feet measured at an equal distance parallel to and from the front lot line.

8.5 Off-Street Parking: Except as provided for elsewhere in this ordinance, are permitted uses in the R-1 residence district shall comply with the following minimum requirements for off-street parking:

- a) Single-family dwellings: One (1) off-street parking space for each dwelling unit.
- b) Schools, elementary schools, junior and senior high schools, including public, private and parochial schools: One (1) off-street parking space for each employee plus one (1) for each classroom, plus one for each fifty (50) square feet of assembly area with stationary or movable seats.
- c) Other uses permitted: One (1) off-street parking space for each five (5) seats provided for patron use, or one (1) space for each four hundred (400) square feet of grass floor area used or intended to be used for service to the public as customers, patrons, or clients, whichever requires the greatest number of parking spaces. The open space required by front-yard requirements shall not be used for parking.
- d) Utilities service installations: One (1) off-street parking space for each four hundred (400) square feet of flow space.

Sewer Service: No dwelling unit in an R-1, Single-Family District, shall be constructed which is not provided with an effective connection to a public sewer system unless or until the County Public Health Officer certifies that septic tank or any substitute disposal system can be satisfactorily installed on the lot. As a basis for making his decision, the County Health Officer may require such percolation test as he deems to be necessary. Such tests are to be made at the expense of the homeowner.

8.6 Signs and Billboards: No signs, billboards, posters, bulletin boards, or other similar matter shall be permitted in the R-1 Single-Family Residential District, except as follows:

- a) Temporary signs not to exceed the duration of six (6) months to advertise the premises for sale, rent or lease except original sale.
- b) One bulletin board not exceeding fifty (50) square feet may be erected by each church.
- c) Official public notices may be erected on affected property.
- d) One (1) unilluminated name plate not exceeding two (2) square feet in area, and not containing lettering other than the name of the owner or occupants or names or address of the premises.