

Chapter 3
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION

- 14-301. R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.
- 14-302. USES PERMITTED.
- 14-303. USES PERMITTED ON REVIEW.
- 14-304. LOT WIDTH.
- 14-305. DEPTH OF FRONT YARD.
- 14-306. DEPTH OF REAR YARD.
- 14-307. WIDTH OF SIDE YARDS.
- 14-308. BUILDING AREA.
- 14-309. LOT AREA.
- 14-310. BUILDING HEIGHT.

Chapter 3
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

14-301. SINGLE FAMILY RESIDENTIAL DISTRICT

This is the most restrictive residential district, intended to be used for single-family residential areas with low population densities. Additional permitted uses, by Review of the Board of Zoning Appeals, include related non-commercial recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.

14-302. USES PERMITTED

1. Accessory buildings.
2. Crop and Tree Farming (3628-03/05/2019)
3. Domestic Violence Shelter (3654-08/04/2020)
4. Group Homes (3628-03/05/2019)
5. One-family dwellings.
6. The taking of roomers provided that no more than two (2) rooms are used for such purposes.
7. Home Occupation with no additional employees, clients or students. (3584-08/01/2017)
8. Utilities (3628-03/05/2019)

14-303. USES PERMITTED ON REVIEW (3628-03/05/2019)

1. Cemeteries.
 - a. The Cemetery must be an accessory use to a church
2. Churches, Synagogues, Temples and other places of Worship
 - a. The property shall have access from a collector or arterial street.
 - b. Minimum 30' greenspace setback on perimeter of lot.
3. Country Clubs and Golf Courses (public or private)
 - a. The golf course consists of eight (8) acres open spaces;
 - b. The clubhouse, parking and any accessory buildings are no closer than fifty (50) feet to any property line;
 - c. One sign shall be permitted and shall be oriented to the street giving access to the property
 - d. The size setbacks, and any lighting shall be the same as for other nonresidential uses permitted within the applicable zone; and
 - e. Noise and glare are to be minimized as follows: loud speakers, juke boxes, public address systems, electric amplifiers, and similar electronic devices shall not be permitted.
4. Home Occupation involving employees, clients and students. (3584-08/01/2017)
5. Public buildings, Parks, other Public/Governmental Uses, Schools (Public or Private)
 - a. The property shall have access from a collector or arterial street.
 - b. Minimum of 30' greenspace setback on perimeter of lot.

14-304. LOT WIDTH

Any lot shall be no less than ninety (90) feet at the building line.

14-305. DEPTH OF FRONT YARD

Any principal building on any lot shall be located no closer than twenty-five (25) feet to the front lot line. (3009-09/07/1999). Minimum depth of front yard shall apply to all public right-of-ways.

14-306. DEPTH OF REAR YARD

Any principal building on any lot shall be located no closer than twenty-five (25) feet to the rear lot line. (3009-09/07/1999)

14-307. WIDTH OF SIDE YARDS

Any principal building on any lot shall be located no closer to each side lot line than fifteen (15) feet.

14-308. BUILDING AREA

The principal building and accessory building on any lot shall not cover more than thirty (30) percent of the total area of said lot.

14-309. LOT AREA

Any lot shall be no less than 15,000 square feet in area.

14-310. BUILDING HEIGHT

Buildings shall not exceed three (3) stories or thirty-five (35) feet in height.

Churches, schools, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth of the front, side, and rear yards required in the district is increased one (1) foot for each two (2) feet by which the height of such public or semi-public building exceeds the prescribed height limit.