

ARTICLE V

R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

500 PURPOSE

The purpose of this District is to preserve natural features and resources while encouraging low density single family residential development suited to the natural conditions and to provide for accessory uses and compatible public and semi-public uses as conditional uses or uses by special exception.

501 AUTHORIZED USES

In the R-1, Low Density Single Family Residential, District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses
 - (a) Agriculture, subject to § 1608
 - (b) Single Family Dwelling
 - (c) Golf Course
 - (d) Essential Services

2. Accessory Uses
 - (a) Signs, subject to Article XVIII
 - (b) Offstreet Parking and Loading, subject to Article XVII
 - (c) Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
 - (d) Private Residential Swimming Pools or Tennis Courts, subject to §1603
 - (e) Private Garages and Storage Buildings not exceeding 800 square feet of gross floor area, subject to §1603
 - (f) Fences, subject to §1603
 - (g) Home Gardening
 - (h) Home Office
 - (i) Temporary Construction Trailer, Model Home or Sales Office, subject to §1607
 - (j) Keeping of Domestic Pets

B. CONDITIONAL USES

- 1. Principal Uses**
 - (a) Churches, subject to §1503.7
 - (b) Firehouses, subject to §1503.7
 - (c) Planned Residential Development, subject to Article XIV
 - (d) Public Recreation, subject to §1503.25
 - (e) Public Buildings, subject to §1503.7
 - (f) Public Utility Installation, subject to §1503.26
 - (g) Schools, subject to §1503.7

- 2. Accessory Uses**
 - (a) Home Occupation, subject to §1503.39

C. USES BY SPECIAL EXCEPTION

- 1. Principal Uses**
 - (a) Day Care Center or Pre-School Facility in a Church or School, subject to §1503.12
 - (b) Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1503.33

- 2. Accessory Uses**
 - (a) Private Garages and Storage Buildings exceeding 800 square feet of gross floor area, subject to §1503.38

502 AREA AND BULK REGULATIONS

In the R-1, Low Density Single Family Residential, District, all uses shall be subject to the following regulations, except as they may be modified by Article XIII governing Planned Residential Developments or by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

A. MINIMUM LOT AREA:	
Agriculture, Nursery or Greenhouse	10 Acres
Single Family Dwelling	
With Public Sewers:	12,000 square feet
Without Public Sewers:	21,780 square feet
Golf Course	30 acres
All Other Principal Uses:	1 acre

B.	MINIMUM LOT WIDTH:	
	Single Family Dwelling	
	With Public Sewers:	75 feet
	Without Public Sewers:	100 feet
	All Other Principal Uses:	100 feet
C.	MAXIMUM LOT COVERAGE:	35%
D.	MINIMUM FRONT YARD:	30 feet
E.	MINIMUM REAR YARD:	
	Principal Structures	
	With Public Sewers:	35 feet
	Without Public Sewers:	50 feet
	Accessory Structures:	See §1603.3
F.	MINIMUM SIDE YARD:	
	Single Family Dwelling	15 feet
	All Other Principal Structures:	20 feet
	Accessory Structures:	See §1603.3
G.	SPECIAL YARD REQUIREMENTS:	See Section 1603
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1604
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	2-1/2 stories and no more than 35 feet
	All Accessory Structures:	1 story and no more than 15 feet
J.	HEIGHT EXCEPTIONS:	See Section 1605
503	PARKING AND LOADING	See Article XVII
504	SIGNS	See Article XVIII
505	SCREENING AND LANDSCAPING	See Section 1602
506	STORAGE	See Section 1609