

ARTICLE VI

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

History: Amended by Ordinance No. 2022-06-04, June 8, 2022, Ordinance No. 2023-07-02, July 12, 2023, and Ordinance No. 2024-07-05, July 10, 2024

§20-601. Purpose

It is the intent of the R-1 District to provide for lower density residential development in areas environmentally suited to such development and which may have sewer and/or water service available. These areas should have adequate road accessibility. Preservation of open space and trees within a development is encouraged.

§20-602. Principal Permitted Uses

- A. Single family detached dwelling used as a residence by not more than one (1) family.
- B. Child care/day care center.
- C. Forestry.
- D. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area.
- E. Home occupations as regulated in Section 20-1404.

§20-603. Permitted Accessory Uses

All accessory structures shall meet the requirements of this Chapter, Article IV, Section 20-406.

- A. Private garages and parking areas.
- B. Signs as regulated in Article XXI.
- C. Swimming pools as regulated in Section 20-1412.
- D. Children's playhouse, tennis and other court games, yard and garden equipment shed, home gardening or greenhouse for noncommercial use by residents.
- E. Municipal and public utility service buildings, structures and facilities serving the immediate area.
- F. Once a principal structure has been erected on a property, only two (2) accessory use structures shall be permitted. Any request for an additional accessory structure(s) shall be submitted to the Planning Commission for

review and approval. Such structures shall meet the requirements of Section 20-406.

§20-604. Conditional Uses

- A. Churches and other places of worship, including parish houses, educational buildings and required parking all on the same parcel. (See Section 20-1508A.8)
- B. Real estate sales office on the same property as that from which lots are to be sold and in character with the surrounding development, such office to be removed when all lots are sold. (See Section 20-1508A.9)
- C. Communication Facility when co-location is proposed (See Section 20-1508A.29 or Section 1508A.30, as applicable))
- D. Single family dwelling with garage apartment. (See Section 20-1508A.38)
- E. Bed and Breakfast (BNB) (See 1508.A.35)
- F. Tiny House (See Section 20-1508A.39)
- G. Short-Term Rental (See Section 20-1508A. 40)
- H. Yurt (See Section 20-1508A.39)

§20-605. Lot Area, Yard and Height Requirements

- A. Minimum Yard Setbacks
 - 1. Front yard - Thirty-five (35) feet from street right-of-way line.
 - 2. Rear yard - Thirty-five (35) feet
 - 3. Side yard - Fifteen (15) feet (2 required)
 - 4. Accessory structures - (See Section 20-406)
- B. Minimum Lot Frontage - One hundred (100) feet
- C. Maximum Lot Coverage - Twenty-five (25) percent
- D. Minimum Lot Area - One-half (1/2) acre
- E. Maximum Building Height
 - 1. No building shall be in excess of thirty-five (35) feet, seventy-five (75) feet, when fully protected by an automatic sprinkler system.
 - 2. Twenty (20) feet for accessory structure. (See Appendix B Figure 15)