

## ARTICLE VI

### "R-1" ONE-FAMILY RESIDENCE DISTRICT

#### Section 6.1 USE

In this district, the land and structures may be used, and structures may be erected, altered, enlarged, and maintained for the following uses only:

##### 6.1.1 Permitted Uses

- A. One-family dwelling.
- B. Farming, general gardening, and growing of trees and nursery stock provided any roadside sales stand conforms to Section 11.1.5 and the raising or boarding of livestock conforms to Section 11.1.6.
- C. Planned Residential Developments.

##### 6.1.2 Accessory Uses

- A. Accessory buildings and uses customarily incidental to the permitted principal uses, not to exceed in square footage the area of the principal structure, except that agricultural accessory structures such as horse and cattle barns may exceed in square footage, the area of the principal structure.
- B. Signs, as prescribed in Article XV.
- C. Required automobile parking space and loading space, as prescribed in Section 14.2 and 14.3.

##### 6.1.3 Conditional Uses: The following conditional uses as prescribed in Article XIII may be granted or denied as per the provisions of that Article.

- A. Mobile home parks (See Subdivision and land Development Ordinance).
- B. Golf courses (Section 13.1.22).
- C. Private membership club (Section 13.1.16).
- D. Essential service buildings, structures, facilities and installations (Section 13.1.18)
- E. Government use or structure (Section 13.1.14)
- F. Educational, religious or philanthropic institution (Section 13.1.13).
- G. Hospital, sanitarium, nursing home or personal care home (Section 13.1.15).
- H. Commercial kennels in which the principal business is the boarding of dogs or cats or the raising of them as a commercial venture (Section 13.1.23).

## **Section 6.2 LOT AREA, YARD AND HEIGHT REQUIREMENTS**

These standards are hereby established as the minimum necessary to achieve the community goals and objectives identified. Development proposals which exceed these standards are encouraged.

### **6.2.1 Lot or Parcel Area**

- A.** Farming - minimum ten (10) acres.
- B.** Commercial kennels - eight (8) acres minimum lot area.
- C.** One-family dwelling - one (1) acre minimum.
- D.** One-family dwelling - twenty-five thousand (25,000) square feet with public water and sanitary sewers.
- E.** Lot Width
  - (1)** Interior lot - one hundred fifty feet (150')
  - (2)** Corner lot - one hundred and seventy-five feet (175')
  - (3)** Interior lot with public water and sanitary sewers - one hundred twenty-five feet (125')
  - (4)** Corner lot with public water and sanitary sewers - one hundred twenty-five feet (125')

### **6.2.2 Yard Requirements**

- A.** Front yard depth - fifty feet (50'), measured from the right-of-way line, or seventy-five feet (75') from the centerline of the street, whichever results in the greatest dimension.
- B.** Side yard width - minimum eight feet (8') on one side; twenty feet (20') total both sides.
- C.** Rear yard depth - thirty feet (30'), except that for a through lot the required rear yard depth shall be the same as the required front yard depth.
- D.** Accessory structures - Front yard same as principal use, side and rear yards eight feet (8') minimum.

### **6.2.3 Height:** The maximum height of structures, except as otherwise provided, in this district, shall be:

- A.** Thirty-five (35) feet not exceeding two (2) stories for a one-family dwelling.
- B.** Thirty-five (35) feet not exceeding three (3) stories for other permitted principal structures.
- C.** Accessory use structures shall not exceed the twenty-five (25) feet in height.
- D.** Accessory agricultural structures such as barns and silos shall be exempt from maximum height restrictions.

**Section 6.3 PARKING**

See Article XIV.

**Section 6.4 PERMITS**

A Zoning/Building permit shall be required prior to the erection, construction, placement or alteration of any structure proposed in relations to those uses enumerated in this Article.