

2.2 R-1: Low Density Residential District

Intent - The R-1: Low Density Residential *Districts* are intended to protect, promote and maintain areas that are developing or have been developed with *Single-Family Dwellings* and limited public and institutional uses that are compatible with a low density residential neighborhood. The *Development Standards* and range of *Permitted Uses* are designed to provide for residential living at a density of approximately 0.5 to 2.0 *Dwelling Units* per gross acre.

A. Permitted Uses.

1. *Primary Uses*
 - a. One (1) *Single Family Dwelling*
 - b. *Residential Facility for the Developmentally Disabled*
 - c. *Residential Facility for the Mentally Ill*
 - d. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*)

2. *Special Exception Uses*

<p><u>Communication/Utilities</u> Telephone Exchange Public Utility Substation Public Wells Sewage Treatment Plant Water Treatment Plant</p> <p><u>Educational Use</u> Kindergarten Child Care Center School - Public or Private</p> <p><u>Governmental Use</u> Fire Station Municipal / State Maintenance Facility Police Station</p>	<p><u>Miscellaneous</u> Artificial Lake Tourist Home / Bed & Breakfast</p> <p><u>Public Facilities</u> Community Center Public Park Religious Use</p> <p><u>Recreation</u> Country Club or Golf Course Private or Public Swimming Pool</p> <p><u>Residential</u> Group Home</p>
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3. *Accessory Uses* - See Article IV.
4. *Home Occupations* - See Article IV.
5. *Temporary Uses* - See Article IV.

B. Development Standards.

1. Minimum *Lot Area* - 30,000 square feet.
 Attachment to public or semi-public water and sanitary sewers facilities shall be mandatory for development in this *District*.
2. Minimum *Lot Width* - 100 feet.
3. Minimum *Lot Frontage* - 50 feet on a *Public Street* and gain direct *Access* from said *Public Street* or an abutting *Alley*.
4. Maximum *Lot Coverage* - 20 percent.
5. Minimum Yards and Building Setbacks
 - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

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<i>Interstate Street:</i>	80'
<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'

- b. Side - a minimum *Side Yard* of 10 feet shall be provided along all *Side Lot Lines*.
- c. Aggregate Side - a minimum *Aggregate Side Yard* of 25 feet shall be provided on all *Lots*.
- d. Rear - a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
 - (1) *Primary Building* – 25'
 - (2) *Accessory Building* – 10'
- 6. *Maximum Building Height* -
 - a. *Primary Building* – 35'
 - b. *Accessory Building* – 25'
- 7. *Minimum Main Floor Area* - The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
 - a. *One-story Building* - 1,700 square feet.
 - b. *Two or more story Building* - 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least 1,700 square feet.
- 8. *Off-Street Parking* - each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.
- 9. *Signs* - See Article VII.

C. Development Incentives.

Any proposed *Single Family Dwelling Subdivision* located in the R-1 *District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.