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R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

The purpose of this district is to provide for areas of low residential density. This district provides for single-family dwellings, two-family dwellings and such supportive community facilities as parks, playgrounds, schools, libraries and churches. It is intended that this district provide protection for those areas existing as or planned for single-family neighborhoods.

4.01 Permitted Uses

Permitted Use	Applicable Standards
Single-family detached dwelling	12.02, 12.04, 12.06, 12.10, 12.11
Church	12.02, 12.04, 12.11 One freestanding sign as allowed within 12.06. Roofing materials shall be wood shingle or shake, composition, asphalt laminate, clay or architectural metal. Exposed fastener corrugated metal or corrugated fiberglass roofing is not permitted. The exterior must be finished with a minimum of two types of materials. Exposed fastener metal siding is prohibited. Siding material requirements may receive a variance.
School	12.02, 12.04, 12.11 One freestanding sign as allowed within 12.06. Roofing materials shall be wood shingle or shake, composition, asphalt laminate, clay or architectural metal. Exposed fastener corrugated metal or corrugated fiberglass roofing is not permitted. The exterior must be finished with a minimum of two types of materials. Exposed fastener metal siding is prohibited. Siding material requirements may receive a variance.
Library	12.02, 12.04, 12.11 One freestanding sign as allowed within 12.06.
Neighborhood utility facility	12.02

Permitted Use	Applicable Standards
Electrical substation	12.02, 12.11 An opaque screen shall be located at all setback lines.
Public service facility	12.02, 12.04, 12.06, 12.11
Public park	12.02, 12.06
Accessory use and buildings (i.e. garage, shed)	12.02, 12.03 (see definition)
Fence	12.08

4.02 Conditional Uses

Conditional Use	Applicable Standards
Single-family attached dwellings (up to 2 dwelling units)	12.02, 12.04, 12.06, 12.10, 12.11, 19.01 (this includes town homes and duplexes)
Group day care	19.01
Bed and breakfast establishment	12.14, 19.01 One freestanding sign as allowed within 12.06.
Home occupation	12.12, 19.01
Wireless communication facility on existing support structure	12.09, 19.01
Group home (see definition)	19.01
Private garage (as a principal use)	19.01

4.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 12.04). Lot coverage shall not exceed 50% in R-1 Districts.

	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Maximum Height (ft)
Single-family detached dwelling	7,000	70	25 see #3, #4	7	20	35
Single-family attached dwelling (up to 2 dwelling units)	6,000 (per unit)	45 (per unit)	25 feet see #3, #4,	0 or 7 on nonparty wall side	20	35
All other uses	5,000	50	25 see #3, #4	7	20	45

Exceptions

- #1 A residence may be constructed on a lot-of-record which has a lot area and/or a lot width of less than the minimum required.
- #2 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right-of-way line shall not be less than 50 feet.
- #3 There shall be a required front yard on each street side of a double-frontage lot. There shall be a required front yard on each street side of a corner lot.
- #4 One required front yard may be reduced to 20 feet on corner lots.
- #5 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.