

ARTICLE V

R-1 RURAL RESIDENTIAL DISTRICT

SECTION 500 PURPOSE

The purpose of the R-1, Rural Residential 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.

SECTION 501 AUTHORIZED USES

In the R-1, Rural Residential District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Agriculture, subject to Section 1508
- b. Single Family Dwelling
- c. Essential Services

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- 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 Section 1503
- e. Private Garages and Storage Buildings, subject to Section 1503
- f. Private Stable, subject to Section 1508
- g. Fences, subject to Section 1503
- h. Home Gardening
- i. Home Office
- j. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507
- k. Keeping of Domestic Pets

B. CONDITIONAL USES

1. Principal Uses

- a. Cemetery, subject to §1403.8
- b. Churches, subject to §1403.9
- c. Cluster Subdivision, subject to §1403.10
- d. Firehouses, subject to §1403.9
- e. Golf Course; Country Club, subject to §1403.16
- f. Public Buildings, subject to §1403.9
- g. Public Recreation, subject to §1403.28
- h. Public Utility Building or Structure, subject to §1403.29
- i. Schools, subject to §1403.9

2. Accessory Uses

- a. Home Occupation, subject to §1403.18

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Day Care Center or Pre-School Facility in a Church or School, subject to §1403.14
- b. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32

SECTION 503 AREA AND BULK REGULATIONS

In the R-1, Rural Residential District, all uses shall be subject to the following regulations, except as they may be modified 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:	10 acres
Private Stable:	5 acres
Single Family Dwelling	
Without Public Sewers:	21,780 sq. ft.
With Public Sewers:	12,000 sq. ft.
All Other Principal Uses:	1 acre

B.	MINIMUM LOT WIDTH:	
	Single Family Dwelling	
	Without Public Sewers:	90 feet
	With Public Sewers:	75 feet
	All Other Principal Uses:	100 feet
C.	MAXIMUM LOT COVERAGE:	30%
D.	MINIMUM FRONT YARD:	
	Single Family Dwellings	
	Local Street:	25 feet
	Collector Street:	35 feet
	Arterial Street:	50 feet
	All Other Principal and Accessory Structures	50 feet
E.	MINIMUM REAR YARD:	
	Principal Structures:	25 feet
	Accessory Structures:	See §1503.3
F.	MINIMUM SIDE YARD:	
	Single Family Dwelling:	
	Without Public Sewers:	15 feet
	With Public Sewers:	10 feet
	All Other Principal Structures:	20 feet
	Accessory Structures:	See §1503.3
G.	SPECIAL YARD REQUIREMENTS:	See Section 1503
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1504
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	2 ½ stories and no more than 35 feet
	All Accessory Structures:	1 story and no more than 15 feet
J.	HEIGHT EXCEPTIONS:	See Section 1505

SECTION 503	PARKING AND LOADING	See Section XVI
SECTION 504	SIGNS	See Article XVII
SECTION 505	SCREENING AND LANDSCAPING	See Article 1502
SECTION 506	STORAGE	See Section 1509