

Section 6. R-1: Single family residential district.

- 6.1 *District intent.* This zoning district is intended to preserve and protect the character of low density, high amenity, single-family residential areas, subdivisions, and neighborhoods. Suburban development in this area should be supported by municipal infrastructure and services. The R-1 district also allows for accessory and institutional uses commonly associated with small-scale residential neighborhoods.
- 6.2 *Permitted uses.* The following identifies the uses permitted in the R-1: Single family residential district.
- A. Single-family dwellings, excluding manufactured homes which shall be prohibited in the R-1: Single family residential district.
 - B. Accessory residential dwelling units in single family dwellings only and in compliance with all requirements specified in Article IV, Section 6 of this ordinance.
 - C. Single family group homes, subject to the standards established in Article II, Section 2.44 and Article IV, Section 2 of this ordinance.
 - D. Accessory uses and buildings, subject to the standards established in Article III, Section 4 of this ordinance.
 - E. Home occupations, subject to the standards established in Article IV, Section 4 of this ordinance.
 - F. Non-commercial agriculture, horse, and livestock raising as an accessory use to a one family dwelling for the principal benefit of the occupant thereof, provided that the subject lot contains not less than three (3) acres of land, and all related accessory buildings are located in the rear yard and not closer than fifty (50) feet to any property line.
 - G. Public or private schools, including pre-schools, day nurseries, and kindergartens, provided that any play area is enclosed on all sides by a fence to a height of at least four feet.
 - H. Public parks, playgrounds, community buildings, and similar public service facilities serving residential areas, including accessory structures.
 - I. Public utility structures and lands including electrical substations, gas metering stations, sewage pumping stations, and similar structures, provided that there is no outside storage area and a natural or landscaped buffer not less than twenty (20) feet in width is provided for the side and rear yards.
 - J. Public or private golf course.
 - K. Churches and other similar places of worship.
 - L. Cemeteries.
 - M. Boat docks and boat houses, as accessory uses to a residential use.
 - N. Bed and breakfast inns.
 - O. Residential care homes, domiciliary care facilities, or board and care homes, general hospital, convalescent homes.
 - P. Riding stables and academies, provided that the subject lot contains not less than three (3) acres of land, and any structure, pen, or corral housing animals (but not including grazing areas) shall not be closer than fifty (50) feet to any property line.
 - Q. Principal and private sign use
 - R. Fire stations
 - S. Country club

- T. Agriculture, not including poultry, dairy kennel, or commercial farm animals
- U. Buildings or structures housing administrative offices or civic, charitable, religious, educational, nonprofit, service or volunteer organizations.

6.3 *Dimensional requirements.*

- A. *Minimum lot size:* Fifteen thousand (15,000) square feet for lots served by municipal sewer. Lots not served by municipal sewer shall contain at least 15,000 square feet, plus any additional area deemed necessary by the Chambers County Health Department for proper siting and installation of on-site sewage disposal facilities.
- B. *Minimum lot width:* Seventy (70) feet.
- C. *Minimum front yard setback:* Thirty-five (35) feet from the edge of the right-of-way line. An additional setback may be required under the conditions specified in Article III, Section 7 of this ordinance.
- D. *Minimum side yard setbacks:* Ten (10) feet.
- E. *Minimum rear yard setback:* Forty (40) feet.
- F. *Maximum structure height:* Thirty-five (35) feet or two and one half (2.5) stories for all structures that are not exempt from height requirements, as specified in Article III, Section 3.1 of this ordinance.
- G. *Maximum impervious surface area:* Twenty-five (25) percent.

6.4 *Minimum standards for all dwellings.*

- A. *Minimum dwelling unit gross floor area:* One thousand, three hundred (1,300) square feet.
- B. *Minimum exterior width of dwelling:* Twenty (20) feet.
- C. *Minimum required roof pitch:* 3:12
- D. *Landscaping:* All dwelling sites shall be landscaped in a manner consistent with other adjoining residential home sites in the area or neighborhood. At a minimum, ornamental shrubs shall be applied along the front yard foundation or skirting of each dwelling.
- E. *Utility installation:* All electrical service meters shall be attached to the exterior wall of the dwelling. No temporary service poles shall be used for permanent residential utility service.
- F. *Parking:* Off-street parking for residential single family provided two (2) vehicle spaces per unit. Off-street parking for public and semi-public structures or uses are as follows: Schools, two (2) vehicle spaces for each classroom in elementary and junior high schools; Ten (10) vehicle spaces for each classroom in high schools; churches, one (1) space for each five (5) seats of main auditorium; other public or semi-public uses as determined in each individual case shall be subject to the board of adjustment ruling.