

Sec. 4.2.9. - Single Family Dwelling (R-1) classification.

A. Intent of classification. The Single Family Dwelling Classification is intended to provide areas for medium-density residential development.

B. Permitted Uses:

Single-family dwelling

Manufactured buildings (DCA approved residential units)

Church, Places of Worship

Community and/or personal use garden

Community residential home with six or less residents

Museum

Public or private golf course or tennis facility, which may include a country club or clubhouse

Public Park, playground or other public recreational use

Single-family, guest cottage, apartment. Refer to [Section 4.3.18](#)

C. Special Uses (requiring permit)

Accessory Uses on non-contiguous vacant lot

Art gallery

Cemetery, crematory, mausoleum

Community residential home with seven or more residents

Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)

Horses or cattle for personal use. (See special lot area and number requirements in Sec. 4.2.6.F)

Library

Low-power radio station

Museum

Parking of commercial vehicles, see [Sec. 4.3.21](#)

Plant nursery, wholesale

Pot-bellied pigs as pets

Professional office

Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn, or resort dwelling

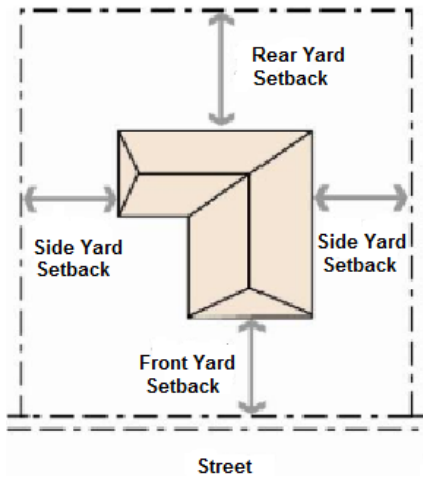
School, accredited, public, private, parochial

Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)

Water wellfields

D. Development Standards:



Vested or underlying land use designation, unless qualifies for the density exceptions provisions in [Section 4.3.2](#).

Minimum Lot Area: 10,000/7,700* square feet

Minimum Lot Width: 85/70* feet

Maximum Building Height: 40 feet

Maximum Floor Ratio: None

E. Setbacks:

Minimum Front Setback: 25/20* feet

Minimum Rear Setback: 25/20* feet

Minimum Side Setback: 8 feet

Accessory Structures: 8 feet rear and side, Height limit: 20 feet (see placement requirement in Sec. 4.2.6.C.(8))

*For new residential subdivision development where central water and central sewer services are utilized.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)