

R-1 Single-Family Residential

The R-1 Single-Family Residential district is intended to accommodate detached, single family residential, open lawns, neighborhood and community parks, religious and educational facilities, greenways, on and off-street trails, and interconnected streets. The district shall permit residential development to be integrated with terrain and tree cover with a minimal disruption of natural systems existing in the area.

Permitted Uses

Cemetery
Country Club
Fire Department
Golf Course
Group Dwelling
K-8 School
Law Enforcement
Park, Public
Religious Assembly
Single-Family Dwelling

Conditional Uses

Bed & Breakfast
Boarding or Lodging House
Daycare
Funeral Home/Mortuary/Crematory
Nursing/Retirement/Convalescent Facility
Preschool
Any other similar uses deemed to be consistent by the Zoning Officer

Accessory Uses

Home-Based Business

Parking

Parking shall be regulated in conformance with the provisions of **Section 4**.

Signs

Signs shall be regulated in conformance with the provisions of **Section ____**.

Bulk Regulations

R-1	Minimum Lot Area	Minimum Lot Frontage	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height
Permitted Uses						
Single Family Dwelling	7,500	50	20	6	20	30
All other permitted Uses	20,000	100	20	6	20	30
Conditional Uses						
Bed & Breakfast	7,500	50	20	6	20	30
Boarding or Lodging House	7,500	50	20	6	20	30
Daycare	7,500	50	20	6	20	30
Funeral Home/ Mortuary/ Crematory	20,000	100	20	6	20	30
Nursing/ Retirement/ Convalescent Facility	20,000	100	20	6	20	30
Preschool	20,000	100	20	6	20	30

