

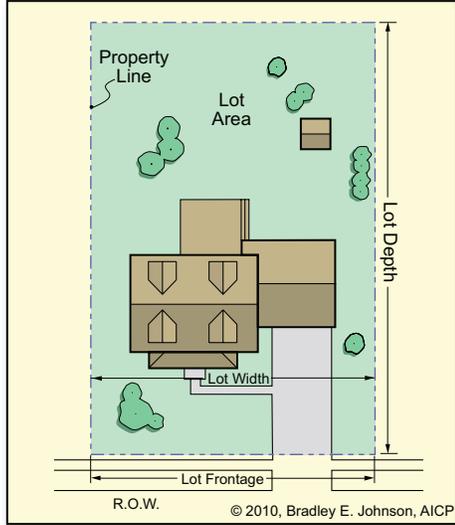
# Low Density Single-family Residential (R1) District

## 2.07 R1 District Intent, Permitted Uses, and Special Exception Uses

| District Intent  | Permitted Uses  | Special Exception Uses  |
|--|---|---|
| <p><b>The R1 (Low Density Single-family Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"><li>• Low density single-family detached homes on large sized lots</li></ul> <p><b>Application of R1 District</b></p> <ul style="list-style-type: none"><li>• Existing and new development</li><li>• Small area zoning</li></ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"><li>• Promote low-impact development in harmony with a natural setting</li></ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"><li>• PR, AG, R1, R2, R3, IS, and NC</li></ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"><li>• Use the R1 District for existing developments and carefully for new residential development</li></ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"><li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li></ul> | <p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"><li>• home business (type 1)</li><li>• small wind turbine system</li></ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"><li>• hobby farming</li></ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"><li>• dwelling, single-family detached</li><li>• fair housing facility (small)</li></ul> | <p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• dwelling unit</li><li>• home business (type 2)</li></ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• police, fire, or rescue station</li></ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• bed and breakfast</li></ul> |

# Low Density Single-family Residential (R1) District

## 2.08 R1 District Development Standards



**Minimum Lot Area**

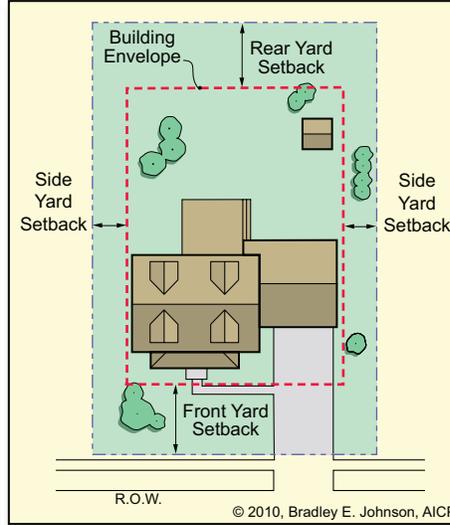
- 22,000 square feet

**Minimum Lot Width**

- 100 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

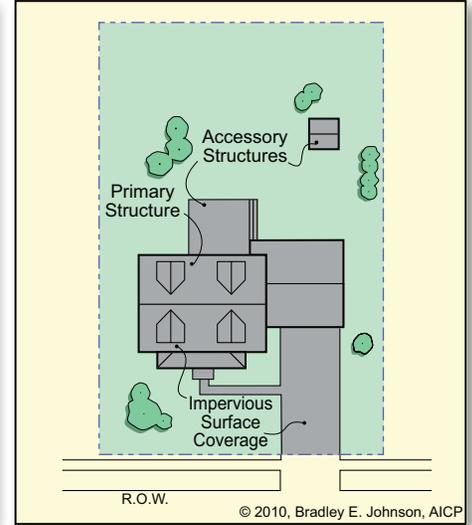
- 30 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 10 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 30 feet for primary structure
- 10 feet for accessory structure



**Maximum Lot Coverage**

- 35% of lot area

**Minimum Main Floor Area**

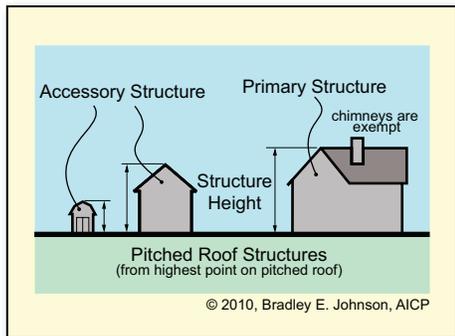
- n/a

**Minimum Dwelling Unit Size**

- 1,200 square feet

**Maximum Primary Structures**

- 1 per lot



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 1/2 stories

**Additional Development Standards that Apply**

|                              |                           |                             |
|------------------------------|---------------------------|-----------------------------|
| <b>Accessory Structures</b>  | <b>Landscaping</b>        | <b>Special Exception</b>    |
| • AS-01 ..... 5-6            | • LA-01 ..... 5-45        | • SE-01 ..... 5-105         |
| • AS-03 ..... 5-8            | • LA-02 ..... 5-46        | <b>Storage</b>              |
| <b>Architecture</b>          | • LA-03 ..... 5-46        | • SR-01 ..... 5-106         |
| • AR-01 ..... 5-14           | • LA-07 ..... 5-48        | <b>Structure</b>            |
| <b>Density and Intensity</b> | • LA-08 ..... 5-49        | • ST-01 ..... 5-107         |
| • DI-01 ..... 5-16           | <b>Lighting</b>           | <b>Temporary Use</b>        |
| <b>Driveway</b>              | • LT-01 ..... 5-51        | • TU-01 ..... 5-110         |
| • DW-01 ..... 5-17           | <b>Lot</b>                | • TU-03 ..... 5-111         |
| • DW-03 ..... 5-19           | • LO-01 ..... 5-53        | <b>Vision Clearance</b>     |
| <b>Environmental</b>         | <b>Outdoor Storage</b>    | • VC-01 ..... 5-113         |
| • EN-01 ..... 5-21           | • OS-01 ..... 5-58        | <b>Wind Turbine Systems</b> |
| <b>Fence and Wall</b>        | <b>Parking</b>            | • WT-01 ..... 5-114         |
| • FW-01 ..... 5-22           | • PK-01 ..... 5-60        |                             |
| • FW-04 ..... 5-23           | • PK-02 ..... 5-60        |                             |
| <b>Floodplain</b>            | <b>Performance</b>        |                             |
| • FP-01 ..... 5-26           | • PF-01 ..... 5-68        |                             |
| <b>Floor Area</b>            | <b>Public Improvement</b> |                             |
| • FA-01 ..... 5-35           | • PI-01 ..... 5-69        |                             |
| <b>Height</b>                | <b>Setback</b>            |                             |
| • HT-01 ..... 5-36           | • SB-01 ..... 5-71        |                             |
| <b>Home Business</b>         | <b>Sewer and Water</b>    |                             |
| • HB-01 ..... 5-37           | • SW-01 ..... 5-73        |                             |
| • HB-02 ..... 5-38           | <b>Signs</b>              |                             |
| <b>Keeping of Animals</b>    | • SI-01 ..... 5-75        |                             |
| • KA-01 ..... 5-41           | • SI-03 ..... 5-80        |                             |