

**CHAPTER 7**  
**R-1 SINGLE FAMILY RESIDENTIAL DISTRICT**

**Section 7.01. Description and Purpose.** This district is intended primarily for single family dwellings, established at a building density greater than that permitted in the R-R District. Certain related non-residential uses are also provided.

**Section 7.02. Permitted Uses.** Land, buildings and structures in this district may be used for the following purposes only:

- (a) Single family dwellings.
- (b) Family daycare homes with not more than six minor children.
- (c) State licensed adult foster care family homes for not more than six adults.
- (d) Accessory buildings, structures and uses customarily incidental to any permitted use or special land use.

**Section 7.03. Special Land Uses.** The following uses may be permitted as a special land use subject to the requirements of Chapter 15:

- (a) Private and public schools, libraries, museums, and similar uses, when owned and operated by a governmental agency or nonprofit organization.
- (b) Parks, playgrounds, community centers, churches, governmental, administration, or service buildings which are owned and operated by a governmental agency or a nonprofit organization.
- (c) Bed and breakfast establishments.
- (d) Family daycare homes for more than six minor children.
- (e) State licensed adult foster care family homes for more than six adults.
- (f) Wind energy systems
- (g) Reserved.
- (h) Rental storage of personal goods, furniture, equipment and vehicles in existing buildings only, but not including any outdoor storage or commercial warehouse storage.
- (i) Geothermal energy systems

**Section 7.04. District Regulations.** Buildings and structures shall not be erected or enlarged unless the following requirements are satisfied:

- (a) Where no public or community sewer system is provided, there shall be a minimum lot area of not less than one acre and a minimum lot width of not less than 125 feet.

- (b) Where a public or community sewer system is provided, there shall be a minimum lot area of not less than 20,000 square feet and a minimum lot width of not less than 100 feet.
- (c) Minimum Required Building Setbacks.
  - (1) Front Yard. Thirty five feet.
  - (2) Side Yard. A total of 20 feet, provided that each side yard shall be not less than ten feet.
  - (3) Rear Yard. Twenty five feet.
- (d) Maximum Building Height. Thirty five feet.

**Section 7.05. Minimum Floor Area.** Each dwelling shall have a minimum of 980 square feet of usable floor area.