

**ARTICLE X. R-1 SUBURBAN RESIDENCE DISTRICT**

A. Statement of Intent

1. This district is intended to provide for detached single-family residential development in areas served by public sewage disposal and water supply.

**Section 1. Principal Permitted Uses**

A. Single-family detached dwellings, limited to:

1. One (1) driveway;
2. Unless on a corner lot and the street is classified as "local."

B. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.

C. Neighborhood parks, swimming pools, playground, recreational and community center buildings and grounds, public golf courses, tennis courts, and similar recreational uses;

1. All of a non-commercial nature; and
2. Provided that any such principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in any R District.

D. Residential group homes in accordance with Article IV, Section 29.

**Section 2. Accessory Uses - Distance Requirements - Reference General Provisions**

A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid permitted uses, including:

B. Living quarters of persons employed on the premises, not rented or otherwise used as a separate dwelling;

C. Home Occupation with receipt of a Home Occupation Permit in accordance with Article IV, Section 22;

D. Temporary real estate signs and small announcement signs;

E. Temporary buildings for uses incidental to construction work;

1. Which buildings shall be removed upon completion or abandonment of the construction work;

F. Swimming pool, incidental to the permitted principal use of a single-family dwelling;

G. Non-commercial nurseries, greenhouses, and gardens;

1. But not including chicken farms, hog farms, and other commercial animal farms and kennels;

H. Day care homes if not more than ten (10) children are kept, in addition to those residing on the premises, subject to State licensing requirements; and

I. Household pets as regulated in Article IV, Section 23 Household Pets, Animals, and Livestock.

**Section 3. Conditional Use Requiring Board of Zoning Adjustment Authorization**

- A. Churches and other places of worship, including parish houses and Sunday schools, schools, cultural, administrative, and public buildings;
  - 1. Excluding overnight shelters and temporary outdoor revivals; and
  - 2. On a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards, and proper site design to lessen possible adverse impacts on adjoining residential neighborhoods.
- B. Country clubs, public parks, golf courses, and other private non-commercial recreational areas and facilities, including swimming pools;
  - 1. Provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in any R District.
- C. Public buildings and properties of a cultural, recreational, administrative, or service type;
  - 1. Not including repair garages, storage or repair yards, or warehouses; and
  - 2. Provided any such building shall be located not less than twenty-five (25) feet from any other lot in any R District.
- D. Public utility structures or uses subject to the provisions set by the Board (of Zoning Adjustment).
- E. Cemeteries adjacent to or in extension of existing cemeteries, subject to the provisions set by the Board (of Zoning Adjustment).
- F. A manufactured home subdivision subject to all requirements of a single-family residential district and also subject to the following provisions:
  - 1. The roof must be pitched at least three (3) in twelve (12) or greater and covered with material that is residential in appearance;
    - a. Including but not limited to approved wood, asphalt composition shingles, or fiberglass;
    - b. Excluding corrugated aluminum, corrugated fiberglass, or metal roof.
    - c. The roof overhang must be not less than one (1) foot nor greater than thirty (30) inches.
  - 2. Exterior siding cannot have a high-gloss finish and must be residential in appearance, including but not limited to clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, shakes, or similar material;
    - a. Excluding smooth, ribbed, or corrugated metal or plastic panels.
  - 3. A garage or carport is required.
    - a. This requirement may be waived by the Planning Director or his/her designee in cases where the deletion would be consistent with the surrounding neighborhood.
    - b. Where required, the external material and roofing of the garage or carport must be the same as that of the dwelling unit.
  - 4. The home must be placed on a permanent foundation that complies with the County's building code for residential structures.
  - 5. The unit must be at least twenty (20) feet wide.

- 6. The hitch axles or wheels must be removed.
- 7. The unit must be oriented on the lot so that its long axis is parallel with the street.
  - a. A perpendicular or diagonal placement may be permitted if there is a building addition so that the narrow dimension of the unit, as so modified and facing the street, is not less than fifty (50) percent of the unit's long dimension.
- 8. The Board (of Zoning Adjustment) must conclude that the manufactured home subdivision will be compatible with the development in the surrounding area.
- 9. The subdivision must meet all requirements of Section 4 of Article VIII MH-1 Manufactured Home (Mobile Home) Park or Subdivision District.

G. Rural Event Venues in conformance with Article IV, Section 37.

**Section 4. Area and Height Regulations**

- A. The maximum height of buildings in an R-1 District shall not exceed two and one-half (2½) stories or thirty-five (35) feet above the average finished grade:
  - 1. Except the height may be increased by not more than ten (10) feet when each side yard is not less than fifteen (15) feet.
  - 2. Such dwelling, however, shall not exceed three (3) stories in height.

	<b>Lot Area</b>	<b>Lot Frontage</b>	<b>Front Yard Depth</b>	<b>Side Yard Width One-side</b>	<b>Side Yard Width - Both Sides</b>	<b>Rear Yard Depth</b>
Single-family dwelling with public sewer and public water supply	10,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Other permitted uses		100 ft.	40 ft.	20 ft.	40 ft.	50 ft.
Single-family dwelling without public sewer or public water supply	3 acres	150 ft.	40 ft.	25 ft.	50 ft.	50 ft.

In addition, no structure may be erected closer to the centerline of an existing or planned street than as prescribed below.

<b>Street Classification</b>	<b>Required Setback from Right-of-way Center Line</b>
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback

- B. Single-family dwellings without public sewer and public water are to be regulated as if in an RR-1 District, including the ability to use a private drive as access for a lot or lots not having road frontage. Access provided by private drives in the R-1 district will be limited to three (3) acre tracts or larger.