

SECTION 6

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

6.1 Uses Permitted.

- 6.1.1 Single-family dwellings, but not including trailer houses or mobile homes.
- 6.1.2 Public schools and institutions of higher education, public libraries, municipal buildings.
- 6.1.3 Public parks, public playgrounds.
- 6.1.4 Philanthropic institutions or those supported by charity, other than camps, hospitals, sanitariums, nursing homes, homes for the aged, correctional institutions, or institutions for the insane.
- 6.1.5 Customary home-occupations, provided that there shall be no external evidence of such occupations except a small announcement or professional sign not over two (2) square feet in area.
- 6.1.6 Church or public building bulletin board not exceeding ten (10) square feet in area, and temporary signs not exceeding six (6) square feet in area pertaining to the lease, hire or sale of the building or premises where the sign is located.
- 6.1.7 Temporary building for uses incidental to construction work, which buildings shall be immediately adjacent to said construction work and which buildings shall be removed upon completion or abandonment of the construction work.
- 6.1.8 Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building shall be located on the same lot with the principal building.

- 6.2 Building Height. No building shall be erected or enlarged to exceed two and one-half (2-1/2) stories, excluding basement, or thirty-five (35) feet.

6.3 Required Lot Area. Every lot shall have a width of not less than seventy-five (75) feet and an area of not less than the following:

6.3.1 Single-family dwelling, not served by sanitary sewer system:

One (1) acre, unless the County Health Department approves less area.

6.3.2 Single-family dwelling, served by sanitary sewer system or with approval of the County Health Department:

Seven thousand five hundred (7,500) square feet.

6.3.3 All other uses:

Area and system as approved by the County Health Department and Board of Adjustment.

6.4 Percentage of Lot Coverage. All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the area of the lot. Detached accessory buildings, not used as dwellings, can be located in a rear yard and shall have clearance of at least five (5) feet from side and rear lot lines and may not be located within a public easement. An accessory building attached in any structural manner to the principal structure must conform to the side and rear requirements for principal structures.

6.5 Yard Required. Each lot shall have front, side and rear yards not less than the depth or width following:

6.5.1 Front yard depth twenty-five (25) feet.

6.5.2 Each side yard width eight (8) feet.

6.5.3 Rear yard depth twenty-five (25) feet.

6.6 Parking Regulations. See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.