

## **"R-1" LARGE LOT RESIDENTIAL DISTRICT**

### **1143.01 PURPOSE**

The purpose of the R-1 Large Lot Residential District is to accommodate large lot single family residential development within and adjacent to areas of similar development and to allow for low intensity development in environmentally sensitive areas.

### **1143.02 PERMITTED USES**

Permitted uses in this district shall be as follows:

- A. Public Recreational Areas;
- B. Single Family Dwellings;
- C. Type B Family Day Care Homes.

### **1143.03 CONDITIONAL USES**

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Agricultural Uses;
- B. Bed and Breakfast Lodging Establishments;
- C. Child Day Care Centers;
- D. Educational Facilities;
- E. Government Buildings;
- F. Group Homes;
- G. Religious Places of Worship;
- H. Type A Family Day Care Homes.

### **1143.04 ACCESSORY USES**

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Home Occupations.;
- C. Residential Garages;
- D. Roadside Produce Stands;
- E. Signs.

**1143.05 MAXIMUM HEIGHT**

The maximum height for all structures within this district shall be 35 feet.

**1143.06 MINIMUM LOT AREA**

For each permitted use within this district, there shall be a minimum lot area of one and one-half acres (1 ½) acres, and shall not include the right-of-way of a street, road or alley.

**1143.07 MINIMUM LOT WIDTH**

For each permitted use within this district, there shall be a minimum lot width of seventy-five feet at the front building line.

**1143.08 MINIMUM FRONT YARD SETBACK**

The minimum front yard setback for properties in this district shall be thirty (30) feet from the right-of-way line.

**1143.09 MINIMUM REAR YARD SETBACK**

The minimum rear yard setback for properties in this district shall be twenty-five (25) feet from the rear lot line.

**1143.10 MINIMUM SIDE YARD SETBACK**

The minimum side yard setback for properties in this district shall be six (6) from each side lot line.