

"R-1" RESIDENTIAL DISTRICT

The following regulations shall apply in the "R-1" District:

1. Uses Permitted: The following uses are permitted. A Zoning Certificate may be required as provided for in Section 10, of this Resolution.
 - a. Agriculture.
 - b. One-family dwelling, permanent use. (8/06)
 - c. Churches or other places of worship.
 - d. Public schools, elementary and high, and private schools having a curriculum similar to a public school.
 - b. Public facilities owned or operated by public agencies.(6/91)
 - f. Home occupations, as defined in Section 3.
 - g. Automobile parking spaces shall be provided as required in Section 5.
 - h. Accessory buildings.

2. Conditional Uses: Subject to approval as provided for in Section 6 of this Resolution.
 - a. Golf course to include associated amenities such as Swimming pools which may be granted by Board of Appeals but not a miniature course.
 - b. Hospitals or institutions, provided that the site is five (5) acres or more in size, the building does not occupy more than twenty (20) percent of the total lot area, and a setback from all yard lines of at least two (2) feet for each foot of building height is provided.
 - c. Nursing homes.
 - d. Non-commercial community building, recreational fields, swimming pools, or mooring basin owned, operated, and used exclusively by residents of abutting properties or subdivision.
 - e. Bed and Breakfast Inn as provided for in Section 7 of this Resolution.
 - f. Parks and playgrounds available to all members of the general public without fee charged for said use.(6/91)
 - g. Wind powered electric generator, low impact. (8/06)
 - h. Public parking areas on a lot abutting any "C" or "M" District when located and developed as required in Section 5. (8/06)

3. Lot Area, Width, and Depth: Every lot shall have a minimum width of one hundred (100) feet and a minimum depth of one hundred and twenty-five (125) feet; however, it shall have a minimum area of not less than fifteen thousand (15,000) square feet. A lot of less area or width which was so recorded at the time of the adoption of this Resolution and the owner thereof owns no adjoining land, may be occupied by any permitted use. Measurements of lot area shall be made to the street right-of-way.

4. Front Yard: There shall be a front yard of not less than forty (40) feet, except as provided in Section 7, A.

5. Side Yard: There shall be a side yard of not less than ten (10) feet, except as provided in Section 7, A, 2.

6. Rear Yard: There shall be a rear yard of not less than thirty-five (35) feet. (7/96)
7. Dwelling Size: Shall be provided as required by Section 7, F and as specified herein.

One Story	1,200 square feet (7/96)
One & One-Half Story	1,000 square feet on the first floor (7/96)
Two or More Stories	750 square feet on each of the first two floors (7/96) (8/06)

Dwelling size does not include open or enclosed porches, patios, breezeways, & garages. (5/13)

8. Building Height: The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves.
9. Lot Coverage: **The total lot coverage of all buildings and structures shall not exceed thirty (30) percent of the total actual land area excluding street right-of-way and land under 574 feet above sea level. (5/13)**
10. Off-Street Parking: Shall be provided as required in Section 5 as listed herein:
 - a. One-family dwellings: Two (2) parking spaces per dwelling unit.
 - b. Churches and schools: One (1) parking space for each four (4) seats in the main auditorium.
 - a. Clubs and lodges: One (1) parking space for each five (5) members.
 - d. Hospitals or institutions: One (1) parking space for each eight hundred (800) square feet of floor area.
11. Accessory Buildings: Lot coverage for all buildings, principal and accessory, is limited to thirty (30) percent of the actual lot area. The cumulative square footage of all accessory buildings will be the lot coverage remaining after the square footage of the principal building is subtracted or 950 square feet, whichever is smaller. (8/06)

Accessory buildings not exceeding fifteen (15) feet in height are permitted in the side or rear yard. No accessory building shall be closer to a road right-of-way than a main building may be, closer than five (5) feet to any main building, nor closer than five (5) feet to side or rear lot lines.

Non-commercial boat docks shall be considered structures accessory to the principal use of the premises on which they are built. Their area shall be included in the total area permitted for accessory buildings (except as provided in Section 7, A, 2).

12. Signs: Shall be **permitted** as stated in Section 7, C, non-illuminated, and as stated herein. (5/13)
 - a. For one-family dwellings, **the following signs are permitted:**

one (1) name plate not exceeding one and one-half (1-1/2) square feet in area, including the name and address of the occupant and one (1) sign not exceeding one and one-half (1 1/2) square feet in area indicating the name and permitted home occupation of the occupant. (5/13)

- b. For buildings other than dwellings, **the following signs are permitted:** a single identification sign not exceeding twelve (12) square feet in area and indicating only the name and address of the building and the name of the management thereof. (5/13)
- c. For churches, **the following signs are permitted:** one (1) church bulletin board not exceeding fifteen (15) square feet in area and one (1) identification sign not exceeding forty-eight (48) square feet in area including the supporting structures. (5/13)
- d. Directional signs not exceeding one and one-half (1 1/2) square feet in area.
- e. **For subdivisions, condominiums, or other developments, a single identification sign not exceeding forty-eight (48) square feet in area including the supporting structure shall be permitted. (5/13)**

13. Fences: The following conditions shall apply to fences:

- a. Fences or hedges may not exceed four (4) feet in height in the required front yard and may not exceed seven (7) feet in height in any other location on a lot. However, no barbed wire fence shall be constructed; and
- b. On property located at street and/or highway intersections, no fence, wall, hedge, shrubbery, or other structure or planting which obstructs the view of motorists and thereby creates a traffic hazard shall be erected, placed, planted, or maintained within a triangular area formed by connecting with a straight line, two (2) points located on the respective right-of-way, twenty-five (25) feet distance from their point of intersection.
- a. The requirements of Section 7, M. shall be met. (7/12)

14. Swimming Pools Requirements - Private: No private swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet, shall be allowed except as an accessory use and unless it complies with the following conditions and requirements:

- a. The pool is intended and is to be used solely for the enjoyment of the occupants of the property on which it is located;
- b. It may not be located closer than the required setback line for the District in which it is located; and
- c. The swimming pool or the entire property on which it is located shall have a wall, fence, or barrier to prevent uncontrolled access from the street or adjacent property. Such fence or wall shall be maintained in good condition with a gate and lock.

Temporary inflatable pools intended for the private use of the property owner shall not be required to meet these requirements.

(8/06)

15. Parking Exceptions: Only one (1) automotive vehicle or recreational vehicle of any type without current license plates shall be parked or stored on any lot other than in a completely enclosed building. Parking or storage must be in the rear yard.

16. Land Under Water: All submerged lands below low water datum are a part of that District to which their abutting above water lands are assigned, and shall be bounded by extension of the boundary lines of each abutting natural above water property. Two or more adjacent Districts which extend onto submerged lands shall be separated by extension of their above water common boundary line.