

ZONING DISTRICT: R-1 (SINGLE FAMILY RESIDENTIAL)

Permitted Uses— Accessory uses; churches; community homes; home occupations; low-intensive recreational facilities; museums; ponds; private schools (except business and trade); public uses; single family detached dwellings (one (1) per lot excluding manufactured homes); and temporary building used in connection with construction for a period of six (6) months.

Permitted as Exceptions by Planning and Zoning Board – Bed and breakfast homes; borrow-pits; communication towers, day cares; detached barber/beauty shops; institutions; public and private schools; railroads; single unit manufactured homes; single unit modular homes; and temporary commercial amusements.

Permitted Signs— On-premises signs shall conform to Article III, Division 10.

Maximum Floor Area— None

Maximum Height of Main Building— 35 feet

Minimum Lot Area for Development—

Within the Urban Service Area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be 60 feet wide and 7,500 square feet.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
 - (a) 100 feet wide and 16,000 square feet (mechanical plant with public or community water).
 - (b) 100 feet wide and 22,500 square feet (septic tank with public or community water).
 - (c) 125 feet wide and 16,000 square feet (mechanical plant with private water well).
 - (d) 125 feet wide and 22,500 square feet (septic tank with private water well).

(3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:

(a) One (1) acre with minimum of 100 feet of frontage with public or community water.

(b) One (1) acre with minimum of 125 feet of frontage without public or community water.

Outside the Urban Service Area:

(1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be 60 feet wide and 7,500 square feet.

(2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:

(a) One (1) acre with minimum of 100 feet of frontage with public or community water.

(b) One (1) acre with minimum of 125 feet of frontage without public or community water.

Yard Requirements –

Front Yard – 30 feet

Side Yard – 5 feet on each side

Rear Yard – 15 feet

Note – All accessory buildings are subject to Article III, Division 7.