

SECTION 514. - R-1 RURAL DENSITY RESIDENTIAL DISTRICT

514.1. - Purpose

The purpose of the R-1 Rural Density Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-1 Rural Density Residential District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.2. - Permitted Uses

A. *Principal Uses.*

1. Dwellings: single-family detached dwellings on individual lots.
2. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.
3. Public schools.
4. Community Gardens in accordance with this Code, Section 530.23.

B. *Accessory Uses.*

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private or community swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Neighborhood Parks as required by Section 905.1 of this Code.
6. Other accessory uses customarily incidental to an allowed principal use.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.3. - Conditional Uses

- A. Residential treatment and care facilities.
- B. Group Living Arrangement.
- C. Wastewater treatment plants, except when accessory to a development.
- D. Market Gardens in accordance with this Code, Section 530.23.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.4. - Special Exception Uses

- A. Duplexes.
- B. Major home occupations.
- C. Public or private rights-of-way for utilities.
- D. Public and private substations for utilities.
- E. Private schools and day-care centers.
- F. Public or private parks, playgrounds, and recreation areas.
- G. Churches.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.
- J. Accessory uses customarily incidental to an allowed special exception use.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.5. - Area, Density, and Lot Width Requirements

- A. *Single-Family Detached Dwellings and Duplexes.*
 - 1. Minimum lot area: 20,000 square feet.
 - 2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (4.4 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.
 - 3. Minimum lot width: 100 feet.
 - 4. Minimum lot depth: 150 feet.
- B. *All Other Uses.* No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.6. - Coverage Regulations

All buildings, including accessory buildings, shall not cover more than 35 percent of the total lot area.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.7. - Yard Regulations

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- A. Front: 30 feet.
- B. Side: 15 feet.
- C. Rear: 25 feet.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.8. - Height Regulations

Building height: 45 feet maximum; however, no dwelling shall be less than ten feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.9. - On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.10. - Performance Standards for Conditional Uses and Special Exceptions

All activities shall be in conformance with standards established by the County, State, and Federal government.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)

514.11. - Development Plan

A development plan shall be submitted in accordance with this Code.

(Ord. No. 22-29, § 5(Att. A), 6-7-22; Ord. No. 22-63, § 5(Att. A), 12-6-22)