

ARTICLE 11

R-1: RESIDENTIAL DISTRICT

- 11.0 Purpose:** The purpose of the R-1 Residential District is to provide an area for residential uses and those public and quasi-public uses normally considered an integral part of the residential neighborhood they serve.
- 11.1 General Provisions:** In all R-1 Residential Districts, all land and buildings shall be used only for the following purposes:
- 11.1.1 Single family dwelling structures and related accessory structures.
 - 11.1.2 Home offices and home occupations may be maintained in the R-1 Residential District provided such use does not involve any outward evidence of such use other than a sign as authorized and approved pursuant to these Regulations.
 - 11.1.3 No dwelling unit in the R-1 Residential District shall contain less than one thousand (1,000) square feet per dwelling unit.
 - 11.1.4 No one and one half (1½) or a two and one half (2½) story building shall be constructed in an R-1 Residential District containing less than seven hundred fifty (750) square feet minimum ground floor area.
 - 11.1.5 No building in an R-1 residential district shall be constructed in excess of two and one half (2½) stories nor shall any such building exceed thirty-five (35) feet in height.
 - 11.1.6 All lots in the R-1 Residential District hereafter platted, split, or laid out shall contain a minimum of twenty thousand (20,000) square feet of area and shall have no less than one hundred (100) feet of frontage except that any such lot or subdivision, which is serviced by public sewage facilities shall contain no less than ten thousand five hundred (10,500) square feet in total area and shall have no less than eighty (80) feet of frontage.
 - 11.1.7 No lot in the R-1 Residential District shall be less than eighty (80) feet in width.
 - 11.1.8 Every dwelling constructed in an R-1 Residential District shall have a clearance of no less than thirty-five (35) feet from the rear of said dwelling to the rear lot line.
 - 11.1.9 Ponds constructed on lots of no less than one and one-half (1½) acres with a residential dwelling and with minimum frontage of two hundred (200) feet. All ponds are subject to the regulations as defined in Article 9.6 of this Resolution.