

Section 4-1. R-1A Low Density Residential District (Ord. 2001-20)

4-1-1 Permitted Uses

1. Detached single family homes (excluding mobile homes)
2. Accessory uses and buildings
3. Family care facility
4. Signs subject to the provisions of Article VII
5. Essential services, including and limited to water, sewer, gas, telephone, and electrical systems, including substations, lift stations, and similar sub-installations necessary for the performance of these services.
6. Minor Home Occupations, subject to the provisions of Article XIV (Ord. 92-25)

4-1-2 Special Exceptions

1. Cemeteries
2. Churches and similar places of worship
3. Fire Stations
4. Group Care Facility, provided that no Group Care Facility shall locate closer than 1,500 to an existing Group Care Facility. The 1,500 feet shall be measured from lot line to lot line
5. Major Home Occupations, subject to the provisions of Article XIV
6. Mobile Home Subdivision, provided:
 - a. All subdivisions contain ten or more lots;
 - b. All mobile homes are underpinned; and
 - c. All subdivisions are serviced with underground utilities and individual lots are provided with a pedestal
7. Parks, playgrounds, golf courses, and country clubs
8. Public and Private Schools having curricula substantially the same as that ordinarily given in public schools
9. Accessory apartments located in the same structure as the principal building or its accessory detached garage provided that the accessory apartment can only be occupied by members of the immediate family and provided further that the special exception will become void when the family occupying the principal structure vacates the principal structure.

4-1-3 Dimensional Requirements

1. **Front Yard Setback:** Forty (40) feet (exception, see Subsection 5-11-4).
2. **Side Yard Setback:** Fifteen (15) feet except on corner lots where the side adjoining the right-of-way shall be thirty (30) feet.
3. **Rear Yard Setback:** Forty-five (45) feet. Unattached rear yard accessory buildings shall be set back one (1) foot from the utility easement line.
4. **Minimum Lot Size:** Eighteen thousand (18,000) square feet.
5. **Width in Feet at Building Line:** One hundred (100) feet.
6. **Lot Coverage:** Main and accessory buildings shall not cover more than twenty-five (25%) percent of the lot area.
7. **Height:** No building shall exceed thirty-five (35) feet in height.