

2.2.3 R-1 Residential Single Family District

The following provisions shall apply in the R-1 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Country clubs

Dwellings, Single-family (Existing lots are not subject to paragraph E maximum density)

Family care home (mini-home)

Family Child Care Homes

Home occupations

Publicly owned and/or operated colleges, schools and institutions of learning (except training schools)

Publicly owned and/or operated libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Publicly owned and/or operated parks, playgrounds, and community centers

Residential care facilities

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density: 1.08 dwellings per acre