

## **R-1 (Low Density) Single Family Residential District**

### **Section 303**

#### **303.1 - Intent and Purpose**

The intent of this district is to accommodate low density single family residential uses without access to an approved collective sewage treatment system to minimize the short and long term potential for pollution due to septic tank failure, erosion and other pollution sources. This district is also appropriate in other areas of the County where a large lot residential character is desirable and where collective sewage treatment is unavailable.

#### **303.2 - Permitted Uses**

- (a) Single family residences, excluding singlewide mobile homes
- (b) Accessory uses
- (c) Places of worship
- (d) Public uses and utility substations and other above ground fixed equipment
- (e) Home Occupations

#### **303.3 - Area Regulations**

- (a) Minimum Lot Area: **20,000 Square Feet**
- (b) Minimum Frontage: **30 feet** (measured at the front property line)
- (c) Minimum Lot Width: **100 feet**

#### **Setbacks for Primary Structures:**

**CORNER LOTS OR LOTS FRONTING A CURVE** - Any lot which fronts on two or more public or private roads or any lot that fronts on a curved road is considered a corner lot. Corner lots shall have the setback requirement of thirty (30) feet from all property lines that front on any public or private road, excluding platted easements. A corner lot is any lot that fronts a public or private road on two or more sides or a lot that abuts a street which is on a curve.

<b>Front</b>	<b>30 ft.</b> (from road right-of way line, front property line.)
<b>Side</b>	<b>10 ft.</b>
<b>Rear</b>	<b>10 ft.</b>

#### **Setbacks for Accessory Structures not located on a corner lot:**

<b>Front</b>	<b>30 ft.</b> (from road right-of way line, front property line.)
<b>Side</b>	<b>5 ft.</b>
<b>Rear</b>	<b>5 ft.</b>

Maximum Building Height for Residential: **35 ft (Unless sprinkled)**

**Other Structures: 48 ft.** excluding silos, barns, windmills, communication towers, utility facilities and church steeples.