

Single Family Residential (R-1) District

*1 Acre Minimum Building Site in an Area where Septic Tanks may be used for Sewage Disposal
and a Public Water Supply is Available*

*2-1/2 Acre Minimum Building Site in an Area where Septic Tanks may be used for Sewage Disposal
but there is not Public Water Source*

*Where a public sewer and public water supply are available, the minimum building site area shall be five-thousand
(5,000) square feet*

PERMITTED USES:

1. Single family dwelling.
2. Accessory buildings and uses.
3. Garden, horticulture, orchard, where no main building is involved.
4. Recreational uses and structures incidental to single family residential uses and for the exclusive use of the resident residing on the same parcel.
5. Uses similar to the above as determined by the Planning Commission .

CONDITIONAL USES:

1. Recreational uses that would be compatible with single family homes.
2. Public buildings or public service facilities provided that operating requirements necessitates location within the district, but not including storage garage, machine shop, or corporate yards.
3. Guesthouse.
4. Other uses similar to above as determined by the Planning Commission.
5. Uses listed in Section 50, Additional Uses.

BUILDING HEIGHT:

1. Primary Dwelling - 30 feet.
2. Accessory Building - one story or 20 feet.

ACCESSORY BUILDINGS:

1. No more than two detached accessory buildings shall be permitted on one lot.
2. No accessory building shall occupy more than thirty (30%) percent, nor shall all such buildons collectively occupy more than forty (40%) percent of the required yard spaces in rear yard.
3. in case of an interior lot abutting upon two or more streets, no accessory building shall be erected or altered so as to encroach upon the one-quarter of the lot nearest either street.
4. A breezeway may be permitted to provide shelter between an accessory building and a main building. In such cases the breezeway shall be considered to attach the accessory building to the main building and all setbacks required for the main building be applicable.
5. Except for guesthouses, accessory buildings shall not be used for dwelling purposes. Kitchen facilities shall not be allowed in an accessory building or guesthouse. When an accessory building with one more sides that are open to the elements and which is not designed or intended for the housing of any person contains a barbecue or similar cooking facility such barbecue or similar cooking facility shall not be considered a "kitchen."
6. Detached garages, pool houses, workshops and other recreational buildings may have an accessory structure setback, however, the detached building shall not be subsequently attached to any residential structure, or converted to a dwelling.
7. Detached accessory structures shall not exceed 1,000 square feet in area, except where the primary use of the property is agriculture, an agricultural building may be no more than 3,000 square feet. These standards may be exceeded with Use Permit approval from the County.
8. Where an attached or detached accessory structure is designed, arragened, or may be occupied for use as aresidence or business, (i.e. contains more than one room, bath, and/or wet bar), a deed restriction must be

recorded that states that the building shall not be subsequently altered or used as a dwelling unit or business without obtaining County approval.

9. where primary use of the lot is a viable agricultural operation run by an agriculturalist, agricultural buildings and facilities shall be deemed to be permitted accessory structures and may be allowed to be located up to the front yard setback whether or not a dwelling unit exists on the site.

BUILDING SETBACKS:

The minimum yards required are, as follows: In state responsibility areas, any setback of less than 30 feet, including main and accessory buildings, must first obtain a vegetation clearance easement, used for defensible space for firefighting.

	<u>SINGLE FAMILY DWELLING</u>	<u>ACCESSORY BUILDING (limit of 2)</u>	<u>BARN, STABLES, RIDING ARENAS OR FARM OUTBUILDING</u>
Front Yard	20'	Same as Main	Not permitted
Side Yard	10% lot width (min. 6' and max. 20')	3'	10'
Rear	Not less than 20% of lot 20' and max. 35' required	5'	10'
From any Dwelling	5'		10/25' **
Maximum lot coverage:	40%		

** Ten(10') feet shall be maintained from any dwelling on the subject lot. 25 feet shall be maintained from any dwelling on adjacent lots.