

## **ARTICLE VI SINGLE-FAMILY RESIDENTIAL DISTRICT, R-1**

### **SECTION 6.01 – INTENT**

The intent is to establish and preserve quiet desirable neighborhoods of detached single family dwellings with a low to medium density. This district shall be free from other uses except for uses, which are compatible with the residents of the district.

### **SECTION 6.02 – PERMITTED PRINCIPAL USES**

- A. Detached single-family dwelling unit.
- B. Family care facility, as defined.
- C. Home office, as defined.
- D. Temporary dwelling during construction. (See Section 3.07)
- E. Customary accessory buildings. (See Section 3.05)
- F. The temporary storage of one recreational vehicle on the rear or side of a lot containing a permanent dwelling no nearer than five (5) feet to any lot line. (See Section 3.11, A-2)

### **SECTION 6.03 – REQUIREMENTS FOR PRINCIPAL USE**

No more than one single-family dwelling unit may be located on a lot, except one guest house may be allowed under Section 6.04.

### **SECTION 6.04 – SPECIAL PERMIT USES**

The following uses may be authorized by the Planning Commission provided a Special Use Permit is approved in accordance with the procedures, provisions and standards of Article XVIII. Special Use Permits shall be issued only on lots fronting on and with principle driveway access to a public street, and located and designed to avoid undue traffic, noise or other nuisances or dangers. All lighting shall be directed away from residential uses.

- A. Church, place of worship and related structures, such as parish hall or parsonage, school and cemetery. (See Section 20.01, D)
- B. Recreational facility compatible with the intent of this district.
- C. Public utility buildings and structures without outdoor storage yards for vehicles and equipment.
- D. Group care facility, as defined.
- E. Home occupation (See Section 20.01, L)
- F. Bed and breakfast facility. (See Section 20.01, A)

G. Guest house, as defined.