



# R-1 (Single-Family Residential) Fact Sheet

## Purpose

To provide for low density suburban development on properties that have access to public water but may not have access to public sewer.



## Lot Requirements

Minimum Lot Size:	30,000 square feet with sewer; 40,000 square feet without
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 100 feet on a local street
Minimum Front Setback: (measured from street centerline)	115 feet from an arterial street 80 feet from a collector road 65 feet from a local street 25 feet from a service drive (measured from property line)
Minimum Rear Setback:	25 feet
Minimum Side Setback:	10 feet

## Allowed Uses

- Single family detached dwellings
- Group home
- **Check for covenants on your property that may further limit the permitted uses**

## Limited Uses

- Agricultural uses
- Small scale agriculture
- Timber farming
- Ancillary dwelling
- Home occupations
- Minor utilities
- Adult care or day care center (up to 7 individuals)
- Riding stable

## Conditional Uses

- Must contact the Planning Department for an application**
- Bed and breakfast (up to 6 rooms)