



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

Purpose

To provide for low to medium density suburban single-family development on properties that have access to public water and sewer.



Lot Requirements

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| Minimum Lot Size: | 20,000 square feet |
| Minimum Lot Frontage: | 150 feet on an arterial street 120 feet on a collector road 90 feet on a local street |
| Minimum Front Setback: (measured from street centerline) | 110 feet from an arterial street 80 feet from a collector road 60 feet from a local street 20 feet from a service drive (measured from property line) |
| Minimum Rear Setback: | 20 feet (25 feet for any barn housing livestock) |
| Minimum Side Setback: | 10 feet (25 feet for any barn housing livestock) |

Allowed Uses

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

Limited 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)