



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
- Conservation areas
- Parks/recreation fields
- **Check for covenants on your property that may further limit the permitted uses**

Limited Uses

- Agricultural uses
- Barn or storage structure
- Small scale agriculture
- Timber farming
- Minor utilities
- Adult care or day care center (fewer than 7 individuals)
- Riding stable
- Ancillary dwelling
- Home occupations

Conditional Uses

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