



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

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

Limited Uses

- Small scale agriculture
- Timber farming
- Community recreation
- Ancillary dwelling
- Home occupations
- Minor utilities
- Adult care or day care center (fewer than 7 individuals)
- Riding stable

Conditional Uses

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