

**155.080 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

(A) *Description and purpose.* This District is intended for larger lots used for single-family dwellings. The overall purpose of this District is to allow the use of larger lots for residential development without sewer services and certain related non-residential uses. Farming operations being conducted within this District shall be allowed to continue.

(B) *Permitted uses.* Land and/or buildings in the R-1 District may be used for the following purposes as permitted uses:

- (1) Detached single-family dwellings;
- (2) Family day care;
- (3) State licensed residential family care facilities;
- (4) Home occupations in accordance with the requirements of § [155.034](#); and
- (5) Accessory buildings, structures, and uses customarily incidental to any permitted or special land use.

(C) *Special land uses.* Land and/or buildings in the R-1 District may be used for the following purposes, following approval by the Planning Commission as a special land use as regulated by §§ [155.130](#) through [155.136](#):

- (1) Country clubs, golf courses, and publicly owned athletic grounds and parks, including related uses such as snack bars, small retail shops selling goods directly related to the primary use;
- (2) Roadside stands for sale of produce;
- (3) Private schools, churches, libraries, parks, playgrounds, and community center buildings;
- (4) Planned unit developments;
- (5) Bed and breakfast establishments;
- (6) Open space developments; and
- (7) Utility and public service buildings without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

(D) *District regulations.* No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Building height	35 feet
Front yard	30 feet
Lot coverage	25%

Minimum dwelling first floor area	850 square feet total
Minimum dwelling width	23 feet
Minimum lot area	12,000 square feet with sewer 21,500 square feet without sewer
Minimum lot width	75 feet
Rear yard	30 feet
Side yard	10 feet minimum (each side)

(E) *Site plan review.* See §§ [155.095](#) through [155.101](#).

(F) *Off-street parking and loading/signs.* See §§ [155.115](#) through [155.118](#) and [Chapter 153](#).

(Ord. passed 7-30-2015)