

ARTICLE 20.0
R-1-SINGLE-FAMILY RURAL NON-FARM RESIDENTIAL DISTRICT

SECTION 20.01-PURPOSE

This district is composed of those areas of the Township whose principal use is and ought to be single-family dwellings on medium-sized lots. The regulations of this district are designed to preserve a predominantly rural character in those areas fit for concentrated residential use because of the soil's ability to absorb sewage wastes from individual septic tanks. In addition to the dwellings permitted in this zoning district there are permitted certain residential and public uses which have been strictly regulated to make them compatible with the principal use of this district.

SECTION 20.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. A single-family dwelling and any use, building or structure accessory thereto.
- B. Home Office.
- C. A sign, only in accordance with the regulations specified in ARTICLE 53.0.
- D. Home Occupation-Permitted Use
- E. Family day care home.
- F. Child foster family home.
- G. Adult foster care family home.

SECTION 20.03-SPECIAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a special use permit as provided in ARTICLE 50.0.

- A. Home Occupation.
- B. Group day care home, subject to the standards of Section 50.14 (Group Day Care Home Standards).
- C. Day care center.
- D. Child foster family group home.

SECTION 20.04-REGULATIONS

The following regulations shall apply in all R-1 - Single-Family Rural Non-Farm Residential Districts. Lot measurements shall be exclusive of any street, or right-of-way and easement for ingress and egress.

- A. **LOT AREA**-The minimum lot area for single-family dwellings and accessory structures thereto shall not be less than one (1) acre. The minimum lot area for all other buildings and structures shall not be less than three (3) acres. Lot acreage shall be exclusive of public and/or private road rights-of-way. No lot shall exceed a 1:4 width to depth ratio.
- B. **LOT WIDTH**-The minimum lot width shall not be less than one hundred fifty (150) feet.

Article: 20.0 SINGLE-FAMILY RURAL NON-FARM RESIDENTIAL DISTRICT

- C. LOT COVERAGE**-The maximum lot coverage shall not exceed twenty (20) percent.
- D. FLOOR AREA RATIO**-The maximum floor area ratio shall not exceed .20.
- E. YARD AND SETBACK**-The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.

 - 1. Front Yard**-The minimum setback shall not be less than one hundred (100) feet from the center-line of the road.
 - 2. Side Yards**-The minimum width of either yard shall not be less than twenty-five (25) feet except in the case of a corner lot where the side yard on the road or street side shall not be less than the front yard requirement.
 - 3. Rear Yard**-The minimum setback shall not be less than thirty-five (35) feet.
- F. HEIGHT REQUIREMENTS**-Except as otherwise provided in ARTICLE 55.0, SECTION 55.07, the following height requirements shall apply in this district:

 - 1. For Buildings and Structures**-No building and no structure shall exceed a height of three stories forty (40) feet.
 - 2. For Detached Accessory Buildings**-No detached accessory buildings shall exceed a height of twenty-five (25) feet.
- G. REQUIRED OFF STREET PARKING**-As required in ARTICLE 51.0.
- H. STANDARDS**-As required in ARTICLE 55.0, SECTION 55.02.
- I. PRESERVATION OF ENVIRONMENTAL QUALITY**-As specified in ARTICLE 55.0, SECTION 55.08.

Article: 21.0 RESERVED

**ARTICLE 21.0
RESERVED**

SECTION 21.01-RESERVED

