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ARTICLE IV Residential General District R-1

§ 148-30. Purpose.

This district is composed of certain low to medium concentrations of residential uses, plus certain open areas where similar development appears likely to occur. The regulations for this district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with some children and to permit certain commercial uses of a character unlikely to develop general commercial or industrial uses. This residential district is not completely residential, as it includes public and semipublic, institutional and other related uses. However, it is basically residential in character and, as such, should not be spotted with commercial and industrial uses.

§ 148-31. Use regulations. [Amended 4-9-1987; 4-14-1988; 6-14-1990; 8-9-1991; 8-13-1998]

- A. In this district, structures to be erected or land to be used shall be for one or more of the following uses:
- (1) Single-family dwellings.
 - (2) (Reserved) Editor's Note: Former Subsection A(2), regarding two-family dwellings, was repealed 12-11-2003. See now Subsection B(28).
 - (3) Tourist homes.
 - (4) Rest homes.
 - (5) Cemeteries.
 - (6) Swimming pools or tennis courts, private.
 - (7) Parks and playgrounds.
 - (8) Farming and forestry without livestock.
 - (9) Animal hospitals or veterinary clinics (without runways or outside pens).
 - (10) Home occupations.
 - (11) Professional business offices.
 - (12) Home professional offices.
 - (13) Roadside stands.
 - (14) Accessory structures.
 - (15) Individual travel trailer with a skirt.
 - (16) Guest house.
 - (17) Tent camping.

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- (18) Public water and sewer systems.
 - (19) Individual mobile/manufactured homes, with a skirt. [Added 3-13-2003]
 - (20) Storage of an unoccupied mobile home. Editor's Note: See § 148-124D for storage requirements. [Added 3-13-2003]
- B. The following uses are permitted upon the issuance of a conditional use permit as provided in § 148-137:
- (1) Multiple family dwellings.
 - (2) Cluster home developments.
 - (3) Two private, noncommercial piers on the same parcel.
 - (4) Swimming or tennis clubs, commercial.
 - (5) Assembly halls.
 - (6) Farming with livestock.
 - (7) Commercial greenhouses and nurseries.
 - (8) Barber and beauty shops.
 - (9) Funeral homes.
 - (10) Printing offices.
 - (11) Restaurants.
 - (12) Banks or trust companies.
 - (13) Clinics.
 - (14) Child-care centers.
 - (15) Gift and specialty shops.
 - (16) Bakeries.
 - (17) General stores.
 - (18) Drug and sundry stores.
 - (19) Office buildings.
 - (20) Country general stores.
 - (21) Flower shops.
 - (22) Service and repair shops.
 - (23) Portable sawmills.
 - (24) Sand and gravel pits.
 - (25) Guardhouse/security building.

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- (25) Guardhouse/security building.
- (26) Commercial or community piers.
- (27) Two-family dwellings. [Added 12-11-2003]

§ 148-32. Area regulations. [Amended 3-9-1989]

For lots containing or intended to contain permitted uses, the minimum lot area shall be ~~1/3 acre where public water and sewerage is provided; 1/2 of an acre where either public water or sewerage is provided; and 3/4 acre where individual well and septic is used.~~

Public water and sewer systems shall be exempt from area regulations.

§ 148-33. Setback.

Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width or 60 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

§ 148-34. Frontage.

The minimum frontage for permitted uses shall be 125 feet at the setback line.

§ 148-35. Yards.

- A. Side. The minimum side yard for the main structure and/or guest house shall be 10 feet, and the total width of the two required side yards shall be at least 20 feet. The minimum side yard for each accessory structure shall be four feet.
- B. Rear. The minimum rear yard for the main structure and/or guest house shall be 25 feet. The minimum rear yard for each accessory structure shall be eight feet.

§ 148-36. Height regulations.

For farms, buildings may be erected up to a height of 35 feet. For buildings over 35 feet, an approval shall be obtained from the Zoning Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height from grade, except that:

- A. The height limit for buildings may be increased 10 feet, provided that there are two side yards for each permitted use, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet. [Amended 4-8-2004]
- B. A public or seminublic building, such as a school, church, library or hospital, may be

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erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.

- C. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- D. No accessory building which is within 10 feet of any party lot line shall be more than one story high.

§ 148-37. Special provisions for corner lots.

- A. The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings.
- B. For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 100 feet or more.

§ 148-38. Septic regulations. [Amended 11-9-1989; 9-12-1991]

- A. All lots recorded after October 1, 1989, where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department.
- B. All lots recorded prior to October 1, 1989, which do not have a Health Department permit issued prior to October 1, 1989, and where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department. If the Health Department cannot locate both drainfield sites, then only a primary site will be required.

§ 148-39. Signs.

Sign regulations shall conform to Article XII of this chapter.

§ 148-40. Minimum off-street parking.

Minimum off-street parking shall conform to § 148-114.

§ 148-41. Exemption from rear yard regulations.

The following businesses, which would suffer a hardship from adhering to the rear yard area regulations, shall be exempt from this restriction upon approval of the Health Department:

- A. Private piers and boathouses. [Amended 8-13-1998]