

**ARTICLE 8            R-1 RESIDENTIAL**

**800    PURPOSE**

The purpose of the R-1 Residential District is to provide areas for medium density residential development served by public water and sanitary sewer facilities.

**801    PERMITTED USES**

The following uses are permitted in R-1 Residential District:

Accessory use	Dwelling, single family	Permanently sited manufactured home
Accessory Dwelling Unit	Public use	

**802    CONDITIONAL USES**

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Golf Course	Public Service Facility	Telecommunication tower
Home Occupation	Semi-public use	Non-commercial recreational facility

**803    DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the R-1 District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setback for Major Roadways, and the following minimum lot and main building setback requirements and standards:

Lot area:	9,000 square feet
Width:	70 feet
Front:	30 feet
Rear:	35 feet
Side:	7 feet
1 story floor area:	900 square feet
2+ story floor area:	1,200 square feet
Maximum dwelling height:	45 feet
Maximum accessory height:	30 feet

Corner lots shall have the required front setback on both street frontages.

**804    TRIP GENERATION**

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

