

(R-1) LOW DENSITY RESIDENTIAL DISTRICT

§ 157.145 PURPOSE.

The R-1 Low Density Residential District is designed for single-family and two-family residential housing opportunities, and to provide for the efficient use and orderly development of vacant land designated for residential uses. The R-1 District may be served by either individual septic systems or public sewer based upon requirements established by the County Health Department. The R-1 District is intended to be located within the community growth areas that have been designated in the county's land use plan.

(Prior Code, 7 TCC 1-10(a))

§ 157.146 PERMITTED USES.

The following uses are permitted uses in the R-1 District in accordance with the applicable regulations set forth in this chapter:

- (A) Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;
- (B) Accessory structures and uses;
- (C) Accessory dwellings;
- (D) Agriculture on a lot not less than ten acres;
- (E) Chickens/fowl compliant with the regulations under § 157.060
- (F) Communication facilities;
- (G) Dwellings, single-family and two-family;
- (H) Governmental, essential;
- (I) Gardens, greenhouse, non-commercial;
- (J) Home occupation;
- (K) Kennel, private;
- (L) Residential care homes, small; and
- (M) Signs, in accordance with the provisions as set forth in §§ 157.330 through 157.342.

(Prior Code, 7 TCC 1-10(b))

§ 157.147 SPECIAL USES.

The following uses may be established by a special use permit in the R-1 District in accordance with procedures and standards set forth in §§ 157.435 through 157.447:

- (A) Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;
- (B) Adaptive reuse of existing structures;
- (C) Bed and breakfast;
- (D) Cemeteries;

- (E) Chickens/fowl subject to the regulations under §§ 157.435 through 157.447 requirements for particular special uses chicken and fowl;
- (F) Churches;
- (G) Clinics, medical and dental;
- (H) Community centers;
- (I) Communication facilities;
- (J) Day care center;
- (K) Day care home;
- (L) Golf course;
- (M) Golf driving range;
- (N) Governmental, non-essential;
- (O) Homes, specialized care facilities;
- (P) Manufactured/mobile homes, retired/disabled parent on the same lot or tract of land on which a single-family detached dwelling is occupied as a permanent residence by a family member;
- (Q) Planned development, residential;
- (R) Recreational facilities, Class I;
- (S) Residential care home; large;
- (T) Retirement community;
- (U) Schools, private and public;
- (V) Stables, private, on a zoning lot of two acres or more; provided:
 - (1) Equines shall not be raised, placed, maintained, or bred on a zoning lot at a density in excess of one animal unit per acre as deemed suitable;
 - (2) A fence, pen, shelter, corral, or similar enclosure shall be provided of sufficient height and strength to retain the equines on their own premises; and
 - (3) Manure shall be collected and maintained in a sanitary manner so as to prevent offensive odors, fly breeding, or other nuisances. The debris shall not be allowed to accumulate and shall be not admitted to the sanitary sewer system.
- (W) Swimming pool, public.

(Prior Code, 7 TCC 1-10(c)) (Ord. LU-18-06, passed 6-27-2018)

§ 157.148 MINIMUM LOT SIZES.

Except as provided by special use permit, all uses and structures in the R-1 Low Density Residential District shall have the minimum lot size as set forth below:

- (A) Single-family dwelling served by both a public water system and public sewer system: one-half acre;
- (B) Single-family dwelling served by a public sewer system or by a public water system: three- quarters of an acre, unless larger lot sizes are required by the county's septic ordinance;

- (C) Single-family dwelling not served by both a public water system and public sewer system: one acre, unless larger lot sizes are required by the county's septic ordinance;
- (D) Single-family dwelling not served by both a public water system and public sewer system and having one or more closed loop well(s): one and one-half acres, unless larger lot sizes are required by the county's septic ordinance;
- (E) Two-family dwelling served by both a public water system and public sewer system: three- quarters acre;
- (F) Two-family dwelling served by a public sewer system or by a public water system: three- quarters acre unless larger lot sizes are required by the county's septic ordinance;
- (G) Two-family dwelling not served by both a public water system and public sewer system: one and one-half acres, unless larger lot sizes are required by the county's septic ordinance; and
- (H) Two-family dwelling not served by both a public water system and public sewer system and having one or more closed loop well(s): two acres, unless larger lot sizes are required by the county's septic ordinance.

(Prior Code, 7 TCC 1-10(d))

§ 157.149 MINIMUM LOT WIDTH.

Minimum lot width at the building setback line shall be 100 feet.

(Prior Code, 7 TCC 1-10(e))

§ 157.150 MINIMUM SETBACKS.

The following setback standards shall apply in the R-1 District for principal and accessory structures which abut the following.

- (A) *Roads.*
 - (1) Arterial street (highway): 90 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (2) Collector street (major): 60 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (3) Minor street (minor): 50 feet from the centerline of the right-of-way, or 25 feet from the edge of the right-of-way, whichever is greater.
 - (4) Private street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (B) *Side yard.*
 - (1) Principal structures shall have a side setback of not less than ten feet from the property line.
 - (2) Accessory structures shall have a side setback of not less than five feet from the property line.
- (C) *Rear yard.*
 - (1) Principal structures shall have a rear setback of not less than 20 feet from the property line.
 - (2) Accessory structures shall have a rear setback of not less than five feet from the property line.

(Prior Code, 7 TCC 1-10(f))

§ 157.151 LOT COVERAGE.

No more than 30% of the area of the lot shall be occupied by structures.

§ 157.152 HEIGHT.

The following height regulations shall apply in the R-1 District:

- (A) Principal structures not to exceed 36 feet to the mean height of the roof.
- (B) Accessory structures on parcels less than one (1) acre shall not exceed ~~45~~ 20 feet to the mean height of the roof.
- (C) Accessory structures on parcels more than one (1) acre shall not exceed 25 feet to the mean height of the roof.
- (D) In the event a Principal Building has not yet been constructed on the lot in question, no Accessory Structure shall exceed 20' feet, regardless of lot size.

(Prior Code, 7 TCC 1-10(h))