

## Chapter 18. SINGLE FAMILY RESIDENTIAL R-1

### 18-1 Purpose

To provide areas for medium and low density, single-family neighborhoods of spacious and uncrowded character.

### 18-2 Permitted Uses

1. Single-family dwellings.
2. Household pets.
3. The tilling of the soil, the raising of crops, horticulture and gardening.
4. Animals and fowl for recreation or for the production of family food for the use of the persons living on the premises, as long as there are not more than two (2) large animals (horses, or livestock, etc.) excluding pigs, on a lot no smaller than one-half (1/2) acre.
5. Accessory buildings and uses customarily incidental to the permitted and conditional uses allowed herein.

### 18-3 Conditional Uses

1. Cemetery.
2. Child day care or nursery.
3. Church.
4. Cluster subdivision of single-family dwellings, provided that the residential density is not increased to allow more than one (1) dwelling for each parcel which is seventy-five (75) percent of the square feet required by the district for single-family dwellings, and that the total area of the subdivision cluster be not less than five (5) acres, and that at least one-third (1/3) of the total area of the subdivision be reserved or dedicated as a permanent open space for common use of the residents, under Planned Unit Development approval.
5. Golf course.
6. Home occupation.
7. Private recreational grounds and facilities, not open to the general public, and to which no admission charge is made.
8. Public and quasi-public buildings and uses.
- <sup>3</sup>9. Large animals exceeding two per one-half (1/2) acre lot.
10. Accessory uses and buildings customarily incidental to the above.

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<sup>3</sup> Amended March 6, 1995