

**Section 21a - R-1 Zone (Residential)**

**21.00(a)- Description of Zone**- “quiet low-density residential area”

**21.01(a)- Uses**- in these zones are limited to Section 60.

**21.02(a)- Height**- The maximum height shall not exceed three and one-half (3 ½) stories.

**21.02(a)- Minimum Lot Sizes for new lots and yards**- Shall be in accordance with the following chart:

Use	Minimum Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yards- Least Width	Side Yards- Sum of Widths	Rear Yard
Dwelling W/ S&W	15,000	100 ft.	25 ft.	10 ft.	30 ft.	30 ft.
Dwelling W/O S&W	40,000	100 ft.	25 ft.	10 ft.	30 ft.	30 ft.
Rear Lots*	40,000	25 ft.	50 ft.	20 ft.	60 ft.	60 ft.
Other Permitted Uses- W/ S&W	20,000	100 ft.	25 ft.	10 ft.	30 ft.	30 ft.
Other Permitted Uses- W/O S&W	40,000	200 ft.	25 ft.	10 ft.	30 ft.	30 ft.

**21.04(a)- Requirements for lots without either water and/or sewer**- The requirements for lots with neither water and/or sewer facilities shall apply to all zones which permit detached single family dwelling and further, the requirements for lots without public sewer or water facilities for 200 ft. of width may be modified by the Commission if: (a) only one residential building is proposed; (b) the lot area is one acre or more; (c) the lot is the final lot that could be established from a larger parcel, and (d) any other lots established from the parcel met or will meet frontage requirements.

**21.05(a)- Lot coverage**- Each main building or structure hereafter erected, together with its accessory buildings or structures; shall not cover more than twenty-five (25) percent of the net lot area.

**21.06 (a)- OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS**- Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with Section 40.

**Permitted Uses**

Single-Family Dwelling – detached (60.01.01)

Residential Business (60.01.04)

**Special Exception Uses**

Child Care Facilities (60.02.02)

Public Utility Buildings (60.02.11)

Natural Resource Extraction (60.02.14)

Adaptive Historic Preservation (60.02.16)

Cemeteries (60.02.20)

Churches (60.02.21) – parish house defined

Monasteries (60.02.22)

Educational Institutions (60.02.23)

Outdoor Recreation (60.02.27) – defined, including golf courses

Bus Stop Shelter (60.02.32)

Lots Subsequent to 1982 (60.02.37) – for modification of frontage and area requirements

