

Sec. 4.0. - Single-Family District (R-1).

4.1. *Intent.* To provide medium density single-family housing free from other uses which are incompatible with the intent of this district.

4.2. *Permitted principal uses.* Detached single-family dwellings and accessory structures.

4.3. *Conditional uses.* The same conditional uses are permitted in this district as in District E-1, subject to the same conditions.

4.4. *Special exception uses.* The same special exception uses are permitted in this district as in the District E-1, subject to the same conditions. (Ord. No. 97-1566, § 17, 6-16-97)

4.5. *Prohibited uses.* The same uses are prohibited in this district as in District E-1, subject to the same conditions.

4-6. *Area and dimensional regulations.*

A. Minimum lot area: Fifteen thousand (15,000) square feet.

B. Minimum lot width: Seventy-five (75) feet.

C. Minimum yards:

Front—Thirty-five	(35)	feet.
Rear—Thirty-five	(35)	feet.
Side—Ten (10) feet.		

D. Minimum livable floor area:

1. One-story residence—One thousand five hundred (1,500) square feet.

2. One and one-half (1½) or two-story dwelling—One thousand (1,000) square feet on first floor[;] total minimum for dwelling—One thousand nine hundred (1,900) square feet.

4.7. *Buffer regulations.* Same as District E-1. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 10, 4-15-96; Ord. No 99-1719, § 1, 2-7-00)

4.8. *Additional regulations (when applicable).*

A. Cluster development, Article VIII, section 9.0.

B. Off-street parking and loading regulations, Article IX.

C. Sign regulations, Article X.

D. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 91 1048, § 5, 8-16-91; Ord. No. 96-1477, § 11, 4-15-96)

E. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 19, 6-16-97)

F. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)

