

## **ARTICLE 9 - (R1-43) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT**

### **43,000 SQUARE FEET PER DWELLING UNIT**

(As Amended 9/18/00 via BOS Resolution No. 79-00, 8/6/2001 via BOS Resolution No. 54-01, 12/10/2001 via BOS Resolution No. 101-01, 3/11/02 via BOS Resolution No. 16-02, 12/2/19 via BOS Resolution 29-19)

#### **Section 901 - Purpose.**

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than forty-three thousand (43,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

#### **Section 902 - Use Regulations.**

A building of premises shall be used only for the following purposes:

1. Single-family dwellings--including conventional site-built homes, Manufactured Homes (including rehabilitated Mobile Homes) and Factory Built Buildings as defined and regulated in Article 21 hereof.
2. Churches.
3. Public, elementary, high and private schools with a curriculum the same as customarily given in public schools.
4. Utility facilities -- Facilities for the delivery to the public, by a regulated public utility or a public entity, of water, gas, electricity, steam, hot or cold air, telecommunications and cable television service, or sewer service. This shall include the pipes, lines and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines). It shall not include generating plants, treatment plants, storage yards, business offices or other major utility facilities which may be allowed with a special use permit pursuant to Article 20. It likewise shall not include television, radio or telecommunications towers and stations, which shall require a special use permit pursuant to Article 20.
5. Publicly owned or operated properties such as fire stations, police stations and post offices.
6. Golf courses including club houses located thereon, including miniature courses or practice driving tees operated for commercial purposes.
7. Libraries, museums, parks, playgrounds, tennis courts and community buildings, provided such uses are provided on a non-profit basis.
8. Home occupations.

9. Fences or free-standing walls, not to exceed a height of three (3) feet, six (6) inches in any required front yard, and not to exceed a height of six (6) feet elsewhere on the lot.
10. Accessory buildings and uses customarily incidental to the above uses, including:
  - a. Corrals for the keeping of horses, provided such corrals are located in the rear yard, set back from all lot lines a distance of not less than forty (40) feet and contain at least twelve hundred (1200) square feet in area for each horse kept therein.
  - b. Private swimming pools along with incidental installations, such as pumps and filters, provided such pool and incidental installations are located in other than the required front yard and screened from adjoining lots by a solid wall or protective fence of not less than four and one-half (4-1/2) feet in height nor more than six (6) feet in height, and provided such pool sets back from all lot lines a distance of not less than seven (7) feet.
11. Group Homes for the Disabled subject to Section 2518.
12. A use similar to any of the foregoing permitted uses may be allowed upon a written determination by the Director of Development Services that the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the zoning district. The Director's determination may be appealed to the Board of Adjustment pursuant to Article 28 hereof. The burden shall be upon the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

### **Section 903 - Sign Regulations.**

The sign regulations are as provided in Article 23 hereof.

### **Section 904 - Height Regulations.**

The height of buildings shall not exceed either thirty (30) feet or two (2) stories and a basement, as defined by Sections 3002.13 and 3002.83.

### **Section 905 - Yard Regulations.**

The required yards are as follows:

1. Front Yard:
  - a. There shall be a front yard having a depth of not less than twenty (20) feet.
  - b. For through lots, a front yard shall be provided along both front lot lines.
  - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of

not less than twenty (20) feet.

3. Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet.

**Section 906 - Intensity of Use Regulations.**

The intensity of use regulations are as follows:

1. Lot Area: Each lot shall have a minimum lot area of forty-three thousand (43,000) square feet.
2. Lot Width: Each lot shall have a minimum width of one hundred (100) feet.
3. Lot Area per Dwelling Unit: The minimum lot area per dwelling unit shall be forty-three thousand (43,000) square feet.
4. Lot Coverage: The maximum lot coverage shall be twenty percent (20%) of the lot area.
5. Distance between Buildings: The minimum distance between buildings on the same lot shall be fifteen (15) feet.

**Section 907 - Parking Regulations.**

The parking regulations are as provided in Section 2510 hereof.