

## 106 – R-1 SUBURBAN RESIDENTIAL DISTRICT

The regulations set forth in this section, or set forth elsewhere in this Resolution when referred to in this section, are the district regulations in the R-1 Suburban Residence District.

**106.1 USE REGULATIONS:** A building or premises shall be used only for the following purposes:

106.1.1 Single family dwelling

106.1.2 Permitted uses as listed in Section 104.1.9 excluding 02XX and 09XX classifications. An approved Conditional Use Permit is required for uses as listed in 02XX and 09XX classifications and for use as a Bed and Breakfast, (See Section 142.4.5.24 – Bed and Breakfast).

106.1.3 881X - Private Households

106.1.4 Home occupation (See Definition Section 101)

106.1.5 Accessory building or use, including a private garage customarily incident to the above uses, but not involving the conduct of a business.

106.1.6 Two family or multi-family occupancy, except such use shall be limited to farm dwellings erected prior to the effective date of this Resolution and provided the dwelling accommodations for each family occupying such structure shall comply with the residential floor area requirements for the R-4" Multiple Dwelling District and applicable County regulations.

### 106.2 FLOOR AREA:

1 Story                      Minimum 1500 square feet finished area required

The garage area shall not be included when calculating the minimum square feet required.

1 1/2 Story                 Minimum 850 square feet finished lower level  
Minimum 425 square feet finished upper level  
Minimum total of 1275 square feet area required

The garage area shall not be included when calculating the minimum square feet required.

Bi-Level	<p>Minimum 850 square feet finished upper level  Minimum 450 square feet finished lower level  Minimum total of 1800 square feet finished area required</p> <p>The garage area shall not be included when calculating the minimum square feet required.</p>
2 Story	<p>Minimum 850 square feet finished lower level  Minimum 450 square feet finished upper level  Minimum total of 1800 square feet finished area required</p> <p>The garage area shall not be included when calculating the minimum square feet required.</p>

**106.3 LOT SIZE, FRONTAGE, HEIGHT, AND SET BACKS:**

- Maximum height of main building – 2 1/2 stories, 35 feet
- Minimum depth of front yard - 50 feet
- Minimum either side yard - 15 feet
- Width of, sum of side yards - 35 feet
- Minimum depth of rear yard - 40 feet
- Minimum lot area per family - 20,000 square feet
- Minimum lot frontage - 100 feet

In all newly platted or re-platted subdivisions the lot frontage shall be measured along the set back line. All side lot property lines shall be perpendicular or radial to the road right-of-way to a depth at least equal to the actual set back depth. In no case will the minimum frontage measured along the road right-of-way be less than 80 feet.

For lot size, frontage, height, and set back modifications and exception, see Section 125. For Cul-de-sac information, see Section 125.18.

**106.4** Property owners in this district should be aware that active farms producing livestock, nursery crops, and other agricultural crops might be present and adjacent to your property. It is logical to expect noise from these active, working industries that could be derived from the operation of farm machinery, equipment, farm marketing and/or labor forces. Odors, dust, any other agricultural activities from but not limited to animal stock, farming operations, chemical applications, including accessing the property and other typical farming activity should be expected as common occurrences.