

## SECTION 505 S-1R SPECIAL RESIDENTIAL DISTRICT

### 505.1 PERMITTED USES

Single-Family Detached Dwellings  
Forestry  
No Impact Home-Based Business  
Public Recreational Facilities  
Essential Public Utilities Facilities (excluding storage yards)  
Accessory Uses to the Above

### 505.2 USES PERMITTED BY SPECIAL EXCEPTION (SEE ARTICLE 8)

Cemeteries  
Day Care Homes  
Home Occupations  
Outdoor Wood-Fire Boilers  
Place of Worship  
Private Recreational Facilities  
Public Uses  
Quasi-Public Uses  
Townhouses (Land Development Approval may be required)  
Accessory Uses to the Above

### 505.3 CONDITIONAL USES

Small Wind Energy Conversion System  
Planned Residential Development

### 505.4 DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to state regulations and supplementary regulations contained in Article 8 of this Ordinance.

- A. Minimum Lot Area: Each principal building, structure and/or use shall have a lot area of not less than one (1) acre.
- B. Minimum Lot Width: One Hundred and Fifty (150') feet
- C. Front Yard: The minimum front yard shall be not less than thirty-five (35') feet in depth as measured from the front lot line.
- D. Rear Yard: The rear yard shall be not less than fifty (50') feet in depth as measured from the rear lot line.
- E. Side Yard: The combined side yards shall be not less than thirty (30') feet, with not less than twelve (12') feet on any given side.

- F. Lot Coverage: Not more than twenty-five (25%) percent of the lot area shall be covered with buildings or structures.
- G. Building Height: The maximum height of any building shall not exceed two and one-half (2.5) stories or thirty-five (35') feet.
- H. Maximum Residential Density: One (1) acre per dwelling unit.

505.5 SUPPLEMENTARY REGULATIONS (SEE ARTICLE 8)