

Article IV. Residential General District R-1

§ 148-33. Purpose.

The purpose of this district is to promote and encourage a suitable environment for family life compatible with a low intensity of land use. This district is composed of low to medium concentrations of residential uses, plus certain open areas where similar development appears likely to occur. Certain commercial, public, semipublic, and institutional uses of a character that complements residential communities are permitted and encouraged insofar as they are integral to the local (or immediate) community. Cluster development and conservation design principles are encouraged.

§ 148-34. Use regulations.

See § **148-5**, Usages.

§ 148-35. Area regulations.

For lots containing or intended to contain permitted uses, the minimum lot area shall be 3/4 acre. Public water and sewer systems shall be exempt from area regulations.

§ 148-36. Setback.

Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width or 60 feet or more from the center line of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

§ 148-37. Frontage.

The minimum frontage for permitted uses shall be 125 feet at the building line.

§ 148-38. Yards.

A.

Side. The minimum side yard for the main structure and/or guest house shall be 10 feet, and the total width of the two required side yards shall be at least 20 feet. The minimum side yard for each accessory structure shall be four feet.

B.

Rear. The minimum rear yard for the main structure and/or guest house shall be 25 feet. The minimum rear yard for each accessory structure shall be eight feet.

§ 148-39. Height regulations.

A.

Buildings may be erected up to a maximum height of 35 feet. The height limit for buildings may be increased up to 10 feet, provided that there are two side yards for each permitted use, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet. Chimneys, flues, cooling towers, water towers, church spires, belfries, cupolas, flagpoles and radio, television or communications aerials/towers not normally occupied are excluded from this limitation.

B.

A public or semipublic building such as a school, church, library or hospital may be erected to a height in excess of 45 feet after public hearing and conditional approval by the Board of Supervisors.

C.

No accessory building which is within 10 feet of any lot line shall be more than one story high.

§ 148-40. Special provisions for corner lots.

A.

The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings.

B.

For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 100 feet or more.

§ 148-41. Additional regulations for clustering.

A.

Clustering allowed as a permitted use in the Residential General District shall have a density equal to the area regulation set forth in § **148-35**.

B.

Cluster developments shall have a net open space of at least 50% and shall contain no more than 35% impervious surfaces.

C.

Low-impact development (LID) practices shall be incorporated into the site design to maintain the predevelopment hydrology.

D.

A major water quality impact assessment shall be submitted to the Zoning Administrator.

§ 148-42. Septic regulations.

A.

All lots recorded after October 1, 1989, where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department.

B.

All lots recorded prior to October 1, 1989, which do not have a Health Department permit issued prior to October 1, 1989, and where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department. If the Health Department cannot locate both drainfield sites, then only a primary site will be required.

§ 148-43. Signs.

Sign regulations shall conform to Article **XII** of this chapter.

§ 148-44. Minimum off-street parking.

Minimum off-street parking shall conform to § **148-142**.

§ 148-45. Exemption from rear yard regulations.

The following shall be exempt from the rear yard regulations:
(Reserved)