

DIVISION 8. - R-1: RESIDENTIAL LOW DENSITY DISTRICT

Footnotes:

--- (3) ---

Note— Renumbered by Res. No. 21-088, Exh., adopted June 14, 2021, from Div. 7.

Sec. 62-171. - Purpose and intent.

The residential low density district is intended to provide areas dedicated to single-family detached residences and the creation of residential neighborhoods. A conditional use of hobby livestock is granted by this article to any tract of land that was zoned R-1 and where such use was either in existence or was permitted by covenants and restrictions which were in place on or before January 1, 2006.

(Res. No. 05-97, Art. 7 § 701, 8-25-2005; Res. No. 06-48, § 12, 3-8-2006)

Sec. 62-172. - Permitted uses and conditional uses.

See division 16 for the list of permitted uses and conditional uses allowed in the single family residential district.

(Res. No. 05-97, Art. 7 § 702, 8-25-2005; Res. No. 19-094, 7-11-2019; Res. No. 21-088, Exh., 6-14-2021)

Sec. 62-173. - Area, density and placement requirements.

- (a) *Building setbacks:* Except as otherwise specified in this article, principal buildings and accessory buildings shall comply with the following setbacks: Front: 40 feet from the right-of-way of any county, public or state maintained road (not within a subdivision) and 25 feet from the right-of-way of any interior subdivision road; Side: 20 feet; and Rear: 40 feet.
- (b) *Minimum lot size:* The minimum lot size shall be 1.5 acres unless the option of a greenspace development is exercised. No area within road rights-of-way shall count towards the minimum lot size. The minimum lot width at the location of the home on the site shall be as follows: 150 feet for R-1 developments utilizing on-site wells and septic systems, 100 feet for R-1 developments served by public or approved private water supply and septic systems, or 90 feet for R-1 greenspace developments served by public or approved private water supply and sewerage. For all R-1 developments served by on site septic systems, greater widths and lot sizes may be required by the Gilmer County Environmental Health Department. There shall be no net increase of the number of R-1 lots once approved as part of a subdivision development.
- (c) *Greenspace development:* The density for greenspace developments in R-1 districts shall be no more than 0.5 dwelling per acre (one lot for every two acres within the development).

(d) *Buffers*: No buffer is required for any use in the R-1 district.

(Res. No. 05-97, Art. 7 § 703, 8-25-2005; Res. No. 06-48, § 13, 3-8-2006; Res. No. 06-182, § 3, 10-26-2006; Res. No. 21-088, Exh., 6-14-2021)

Secs. 62-174—62-180. - Reserved.