

## Section 47 - R-1, Urban Residential District

### **Subdivision**

47.01 Purpose

47.02 R-1 District Dimensional Standards

47.03 Water and Sewer Service

### 47.01 PURPOSE

The purpose of the R-1, Single Family Residential District, is to provide for single-family and two-family dwelling units and directly related, complementary uses at a relatively dense urban scale upon the availability of public sanitary sewer service.

### 47.02 R-1 DISTRICT DIMENSIONAL STANDARDS

The following minimum requirements shall be observed in the R-1 District subject to additional requirements, exceptions, and modifications outlined in this Ordinance.

	Lot Requirement	R-1 District	
A	Minimum area:	Fifteen thousand (15,000) square feet.	
	Maximum area:	1.0 acre	
B	Width:	Not less than seventy-five (75) feet.	
	Depth:	Not less than one hundred (100) feet	
C	Maximum Density:		
E	Front Yard Setback*:	Distance from Right of Way Line	Street Class
		35 feet	State/Federal Highway
		35 feet	County Road
		35 feet	Local Street
	35 feet	Cul-De-Sac	
	Side Yard:	Ten (10) feet.	
Rear Yard:	Twenty (20) feet.		
F	Buffer Yard:	The side or rear yard setback shall be: Thirty-five (35) feet if abutting an existing business district. Fifty (50) feet if abutting an existing industrial district.	
G	Maximum Height:	Thirty-five (35) feet	
H	Impermeable Surface Maximum:	Thirty Percent (30%) unless within the shoreland overlay	
I	Accessory Structure Height and Setbacks:	Regulated by Section 15.04 of this Ordinance.	
J	Accessory Structure Maximum area:	Lot Area	Maximum Total Floor Area of All Detached Accessory Structures
		1.00 acres or smaller	1,250 square feet

### 49.03 WATER AND SEWER SERVICE

Each parcel shall be connected to public water and sanitary sewer systems.