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# **R- DISTRICT**

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## **13.0 PURPOSE**

The purpose of R district is to provide an area for single family residential development. This chapter requires adequate storage space on the lot with each dwelling. All dwellings must have access to the public right-of-way. There are two (2) specific R districts, namely R45 and R70. Note: The former R-1, R-2 and R15 districts are replaced both in this Resolution and the Zoning map in accordance with this chapter. All references to R-1, R-2 or R15 in this Resolution shall refer to R Districts.

## **13.1 USES PERMITTED IN ALL R DISTRICTS**

1. One-family dwelling; accessory uses.
2. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or Residence(s).
3. Light agricultural uses including greenhouses and raising farm products.  
See Article 10.13.
4. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lots in any R district or residence(s).
5. Home occupation.

## **13.2 CONDITIONAL USES IN ALL R DISTRICTS**

1. Country clubs, golf courses and community pools shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s); private pools shall be located not less than twenty-five (25) feet from any other lot in any R district or residence(s).
2. Utility sub-stations and pump houses provided that such structures will not detract from the general appearance of the area or adversely affect the comfort, safety or welfare of the residents of the area.

## **13.3 REQUIRED FLOOR AREAS IN ALL R DISTRICTS**

Any building intended, in whole or part, for residential purpose shall provide a minimum floor area as hereinafter specified:

### **SINGLE-FAMILY DWELLING: WITH OR WITHOUT BASEMENT:**

#### **1,800 square feet of heated, finished Living and/or Floor Area as defined in Article 3.**

Single family dwelling shall not be less than twenty-four (24) feet in width or depth, whichever is the smaller.

1. The minimum depth of the single family dwelling shall be at least twenty-four (24) feet for at least fifty (50) percent of the depth and the minimum width shall be at least twenty-four (24) feet for at least fifty (50) percent of the width of the building.
2. Each single family dwelling to include a garage or a permanently constructed storage building of at least two hundred eighty eight (288) square feet

### **13.4 HEIGHT REGULATION IN ALL R DISTRICTS**

No residential dwellings shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height.

### **13.5 Not Used**

### **13.6 PUBLIC WATER AND PUBLIC SEWAGE SYSTEM REQUIREMENTS**

The following are the public water and sewage system requirements for the R districts:

- R45: public sewage systems are required by zoning.
- R70: public water systems are not required by zoning.

### **13.7 REQUIRED LOT AREA AND LOT WIDTH**

Each residential dwelling shall be located on a lot with the following requirements:

- R45: a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) at the building line.
- R70: a lot having an area of not less than seventy thousand (70,000) square feet and lot width of not less than one hundred seventy-five (175) feet at the building line.

### **13.8 REQUIRED YARD**

All residential structures shall have the following minimum spaces:

- R45: and R70: Front yard: 50 feet\*
- Side yard: 15 feet each side
- Rear yard: 50 feet

\*or 80 feet from the center of the road if no R.O.W. has been established.

Corner lots shall provide the minimum front yard requirements on each street side of the lot.

### **13.9 PUD-R**

As to any R15 District existing as of the date of the amendment to this chapter, the former R15 District shall be governed by chapter 24 of this Resolution, Planned Unit Development, except that the provisions of section 13.1, 13.2, 13.2 13.3, 13.4, and 13.5 of this chapter shall apply in lieu of chapter 24 of this Resolution. The R15, R-1 and R-2 districts existing after the date of the amendment to this chapter shall be known and designated on the Zoning map as PUD-R. Notwithstanding anything to the contrary above the following restrictions shall apply to PUD-R:

1. Each residential dwelling shall be located on a lot with the following requirements:

R15: A lot having an area not less than fifteen thousand (15,000) square feet and a lot width one hundred (100) feet at the building line.

R-1: A lot having an area not less than forty-five thousand (45,000) square feet and a lot width one hundred fifty (150) feet at the building line.

R-2: A lot having an area not less than forty-five thousand (45,000) square feet and a lot width one hundred fifty (150) feet at the building line.

2. All residential structure shall have the following minimum spaces:

R15: Front yard: 40 feet or 70 feet from the center of the road if no right-of-way has been established.  
Side yard: 15 feet each side  
Rear yard: 40 feet

R-1: Front yard: 40 feet or 70 feet from the center of the road if no right-of-way has been established.  
Side yard: 15 feet each side  
Rear yard: 50 feet

R-2: Front yard: 40 feet or 70 feet from the center of the road if no right-of-way has been established.  
Side yard: 15 feet each side (for one and two family or 20 feet for other permitted uses)  
Rear yard: 50 feet

Corner lots in R15, R-1 and R-2 shall provide the minimum front yard requirements on each street side of the lot.

PUD-R is representative of the R15, R-1 and R-2 Districts existing prior to the adoption of this amendment and this PUD-R designation is not applicable for re-zoning proposals under this Resolution.

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