

R-1 (RESIDENTIAL) ZONE DISTRICT R-1M (RESIDENTIAL – MOBILE HOME) ZONE DISTRICT

(TCLUR Chapter 2, Section 2.6.3 and Section 2.6.4)

Section 2.6.3

RESIDENTIAL ONE ZONE DISTRICT (R-1)

The purpose of the Residential One Zone District (R-1) is to provide for non-rural, non-agricultural single-family or duplex residential uses.

A. Uses

1. Permitted Uses

PERMITTED USE	CROSS-REFERENCE
Animals - pet animals	<i>Section 2.3</i>
Animals - noncommercial domestic hoofed livestock; noncommercial small livestock, poultry, fowl	<i>Section 2.3</i>
Camping less than 60 days/year	<i>Section 2.4</i>
Child care center - 4 or fewer	<i>Section 8.3.Q</i>
Communication facility - "stealth"	<i>Section 8.3.I</i>
Dwelling - one single-family (excluding mobile homes)	
Essential services (subject to Location and Extent review)	<i>Section 8.4</i>
Family Child Care Home: 5 or fewer	<i>Section 8.3.Q</i>
Foster Care Home: 5 or fewer	<i>Section 8.3.Q</i>
Home Business - No Impact	<i>Section 8.3.N;</i> <i>Chapter 12</i>
Home Health Services/Home Health Care (peripatetic)	<i>Section 8.3.Q</i>
Homemaker Agency/Services (peripatetic)	<i>Section 8.3.Q</i>
Hospice care - (peripatetic)	<i>Section 8.3.Q</i>
Independent Residential support Services (peripatetic)	<i>Section 8.3.Q</i>
Personal Care Agency/Services (peripatetic)	<i>Section 8.3.Q</i>
Public uses and facilities (subject to Location and Extent review)	<i>Section 8.4</i>
Respite Care Provider/Services (peripatetic)	<i>Section 8.3.Q</i>

2. Administrative Review Uses

ADMINISTRATIVE REVIEW USE	CROSS-REFERENCE
Assisted Living Residence: 8 or fewer	<i>Section 8.3.Q</i>
Communication facility - co-location only	<i>Section 8.3.I</i>
Community Residential Home: 8 or fewer	<i>Section 8.3.Q</i>
Family Child Care Home: Between 6 and 12	<i>Section 8.3.Q</i>
Foster Care Home: Between 6 and 12	<i>Section 8.3.Q</i>
Group Home for the Aged: 8 or fewer	<i>Section 8.3.Q</i>
Group Home for the Mentally Ill: 8 or fewer	<i>Section 8.3.Q</i>
Temporary Construction Office Trailer	<i>Section 8.3.BB</i>
Temporary Housing	<i>Section 2.4</i>

3. Conditional Uses

CONDITIONAL USE	CROSS-REFERENCE
Adult Day Care Facility	Section 8.3.Q
Alternative Care Facility	Section 8.3.Q
Assisted Living Residence: 9 or more	Section 8.3.Q
Bed and breakfast operations	Section 8.3.C
Child care center - 5 or more	Section 8.3.Q
Church, temple, synagogue, or other religious worship facility	Section 8.2
Communication facility -public safety	Section 8.3.I
Communication facility - wall mounted	Section 8.3.I
Community Residential Home: 9 or more	Section 8.3.Q
Dwelling - two family (duplex)	Section 8.2
Educational Institution - public or private	Section.8.2
Emergency services facilities (subject to Location and Extent review)	Section 8.2 Section 8.4
Family Child Care Home: 13 or more	Section 8.3.Q
Foster Care Home: 13 or more	Section 8.3.Q
Group Home for the Aged: 9 or more	Section 8.3.Q
Group Home for the Mentally Ill: 9 or more	Section 8.3.Q
Group Meeting Facility (except those uses otherwise specifically described in this table)	Section 8.2; Chapter 12
Guest house	Section 8.3.M
Home occupation	Section 8.3.O
Intermediate Nursing Facility: Mentally Retarded	Section 8.3.Q
Kennel: < 30 animals only	Section 8.3.S
Life Care Institution	Section 8.3.Q
Nursing Facility	Section 8.3.Q
Recreational facilities (Public/Private)	Section 8.3.X
Respite Care Provider/Services (facility)	Section 8.3.Q

4. **Special Uses**

SPECIAL USE	CROSS-REFERENCE
Elderly or Disabled Low-Income Residential Facility	Section 8.3.Q
Family Service Facility	Section 8.3.Q
Homeless Youth Shelter/Homeless Shelter	Section 8.3.Q
Low-Income Household Residential Facility	Section 8.3.Q
Regional Center: Developmentally Disabled	Section 8.3.Q
Residential [Child] Care Facility: any number	Section 8.3.Q
Transitional Housing Facility	Section 8.3.Q

5. **Accessory Uses**

- a. Garages for personal vehicle storage, attached or detached.
- b. Other uses and structures normally associated with residential uses, including small movable storage sheds of 120 square feet or less and pet shelters.
- c. Child playground equipment.

6. **Use Restrictions.** Kennels for 30 or more animals are not allowed.

B. **Density and Minimum Lot Size: New Subdivision**

1. **Density:** 1 single-family residential unit per lot OR
1 two-family (duplex) residential unit per lot
2. **Minimum Lot Size:**
Without central water and central sewer: 10 acres

With central water and central sewer (single-family and duplex)
 2 acres - if the slope is 25.1% to 30%
 1 acre - if the slope is 20.1% to 25%
 ½ acre - if the slope is 20% or less

C. Dimensional Limitations

1. Minimum Setbacks: Front: 25 feet
 Rear: 30 feet
 Side: 15 feet
2. Minimum Road Frontage: 40 feet
3. Maximum Height: 35 feet
4. Maximum Impervious Coverage:
 45% on lots less than 15,000 square feet
 35% on lots 15,000 square feet or greater

Section 2.6.4

RESIDENTIAL/MOBILE ZONE DISTRICT (R-1M)

The purpose of the Residential/Mobile Zone District (R-1M) is to provide for single-family non-rural, non-agricultural, residential uses wherein a mobile home as defined in these Regulations is a permitted Dwelling Unit.

A. Uses. All uses, accessory uses, and Use Restrictions are those specified for the R-1 Zone District with the addition of a mobile home as a Permitted Dwelling Unit and except the following which are **not** allowed:

1. Adult Day Care Facility	11. Group Home for the Mentally Ill: 9 or more
2. Alternative Care Facility	12. Homeless Youth Shelter/Homeless Shelter
3. Assisted Living Residence: 9 or more	13. Intermediate Nursing Facility: Mentally Retarded
4. Child Care Center: 5 or More	14. Life Care Institution
5. Community Residential Home: 9 or more	15. Low-Income Household Residential Facility
6. Elderly or Disabled Low-Income Housing	16. Nursing Facility
7. Family Child Care Home: 13 or more	17. Regional Center: Developmentally Disabled
8. Family Service Facility	18. Residential [Child] Care Facility: any number
9. Foster Care Home: 13 or more	19. Respite Care Provider/Services (facility)
10. Group Home for the Aged: 9 or more	20. Transitional Housing Facility

B. Density and Minimum Lot Size: New Subdivision. Density and lot size are those specified for the R-1 Zone District.

C. Dimensional Limitations. Dimensional limitations are those specified for the R-1 Zone District.

CONTACT US!

The information above is a **summary only**. The Land Use Regulations may require more or less than is stated in this brochure.



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