
5.4 R-1 Single-family residential districts.

5.4.1 Intent. The intent of the R-1 Single-Family Residential District is to preserve and protect the character of established low-density residential neighborhoods and to provide opportunities for the development of new single-family housing in a stable and attractive setting. This district is intended to accommodate detached single-family dwellings on individual lots, supporting a traditional neighborhood form. Development within the R-1 District is guided by regulations that promote orderly growth, ensure compatibility with surrounding uses, and maintain the scale and character of single-family communities. The district serves as the foundation for residential areas throughout the county, offering a predictable and consistent development pattern that supports long-term investment and community cohesion.

Refer to Article V, Table of Permitted Uses TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Minimum lot area (public/community water and sewer system)	12,000 square feet
Maximum number of principal residences – one	1
Maximum number of accessory dwelling units - one	1
Minimum lot area (private water and septic)	43,560 square feet
Maximum number of principal residences – one	1
Maximum number of accessory dwelling units - one	1
Minimum Road Frontage	100 feet
Minimum lot width at building line	100 feet
Minimum front yard setback	35 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	15 feet
Minimum side yard (street/road easement) setback	25 feet
Minimum side yard (secondary street) setback	15 feet
Maximum building height	30 feet

5.4.1 Required utilities. The minimum lot area is only permitted for property served by a public or community water system and a public or community sanitary sewer system. If no public or community sanitary sewer service is available, an applicant for a building permit must have a minimum of 21,780 square feet. If neither public or community sanitary sewer nor public or community water service is available at the time of building, the applicant must have a minimum of 43,560 square feet. The building permit will be issued with the condition that, upon the extension of either service to the property, connection to the system will be required within 90 days. Health department approval must be obtained prior to the issuance of a building permit.

5.4.2 Development Standards. The following design elements shall be included:

- (a) **Sidewalk Requirement.** To support walkability and infrastructure investment, sidewalks shall be required for all new R-1 major subdivisions served by public or community water and sanitary sewer systems. The developer may provide payment in lieu of construction. The payment shall be equal to the estimated cost of sidewalk installation and shall be used by the County for future pedestrian infrastructure improvements in the area.
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- (b) Entrance features. Designed entrance features shall be permitted where they contribute to the overall aesthetic and identity of the development. Such features must be thoughtfully integrated into the site and complement the surrounding area's character and the proposed development. Minimal clearing within required buffers shall be allowed only to the extent necessary to accommodate the entrance feature, and this disturbance shall be limited to the smallest area practicable. At the discretion of staff, additional landscaping or buffering may be required to ensure visual cohesion and to mitigate potential impacts on adjacent properties or public rights-of-way.
 - (c) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone, or other similar natural stone; manufactured stone including imitation field stone, marble terrazzo, and other similar manufactured finish stone; wood, cement plank, fiber plank, traditional three coat stucco, or other materials of like appearance. The use of vinyl is approved if it is a minimum of .04 in thickness, incorporates two (2) patterns, and is used in combination with at least two (2) of the natural elements mentioned above.
 - (d) At least 20 percent of the wall space of the front façade shall be windows and doors. Windows shall be provided with trim.
 - (e) The minimum roof overhang shall be 12 inches, exclusive of porches and patios.
 - (f) The minimum landscaping shall be as follows:
 - 1. Two large trees (one in the front yard, one in the rear yard).
 - 2. Two small trees (one in the front yard, one in the rear yard).
 - 3. Four large shrubs (near foundation; 25 percent in rear yard).
 - 4. Eight small shrubs (near foundation; 25 percent in rear yard):
 - 5. When sidewalks are required, the following street trees shall apply:

Streets in the R-1 developments shall have four-foot-wide sidewalks on any side of any street that contains houses. A tree no less than two inches dbh shall be planted at a rate of one for every one house in the two-foot section of grass between the sidewalk and the curb. Corner lots shall have one (1) tree on each side of the lot with road frontage.

5.4.3 Open Space requirements.

Refer to Appendix C – Zoning Ordinance, Article III – General Provisions for Openspace requirements. All developments in the R-1 zoning district shall provide 10 percent of the net usable area as common outdoor open space.

5.4.4 Accessory Dwelling Unit.

Refer to Appendix C – Zoning Ordinance, Article III – General Provisions, Section 3.46 – Accessory Dwelling Units for specific requirements.

5.4 R-1-A Single-family residential district (alternative).

5.4.1 Permitted uses.

5.4.1.1 All permitted uses in R-1 single-family residential district.

5.4.1.2 Single-family manufactured homes meeting the following minimum standards:

1. *Foundation:*
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- a. The structure shall be attached to a foundation to be installed according to the manufacturer's or architect's specifications and soil conditions. Land shall be crowned beneath the structure.
 - b. Poured runners of concrete with fiber mesh or one-half inch reinforcing rods shall be installed perpendicular to the length of the structure spaced no more than six feet apart on center. Each runner shall be a minimum of 20 inches in width and six inches thick.
 - c. The area beneath the ground floor of the structure shall be enclosed around the exterior of the structure with a curtain wall constructed of masonry at least three inches thick. The masonry wall shall be constructed on a permanent foundation that is at least six inches deep and 12 inches wide.
2. *Exterior siding.* Exterior siding materials shall consist of any combination of wood, brick, stone, stucco, or similar materials, or lap siding of hardboard, vinyl, and vinyl covered or painted metal, or similar materials.
 3. *Roofs.*
 - a. All roof surfaces shall have a minimum pitch of 3:12 (three feet of rise for every 12 feet of run);
 - b. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (noncorrugated) tin, clay tiles, slate, or similar materials.
 4. *Minimum width.* The minimum width of the structure shall be 24 feet.
 5. *Minimum dimension for landing.* Each structure must have a landing with a minimum dimension of 48 inches by 48 inches, steps, and handrails.
 6. *Driveways.* All homes must have a concrete, pavement, brick, paving stone, or gravel driveway.

5.4.1.3 Customary accessory buildings incidental to the above permitted uses.

5.4.2 *Conditional uses.*

5.4.2.1 The following uses may be permitted in accordance with the provisions of section 7.1.6 in the single-family residential district (alternative) (R-I-A) on a conditional basis upon approval by the county commission after review by the planning board.

5.4.2.2 All conditional uses of the R-I single-family district.

5.4.2.3 Customary accessory buildings incidental to the above permitted uses.

5.4.3 *Lot and building requirements.*

Principal buildings:

Minimum lot area (public water and sewer)	21,780 square feet
Minimum lot area (public water only)	21,780 square feet
Minimum lot area (private water and septic)	43,560 square feet
Building line	100 feet
Minimum front yard	35 feet
Minimum rear yard	25 feet
Minimum side yard (interior)	15 feet
Minimum side yard (street)	25 feet
Maximum percent of lot coverage	30 percent
Maximum building height	35 feet
Minimum road frontage	100 feet

Required utilities. The minimum lot area is only permitted for property served by a central water system and a central sanitary sewer service system. If no central sanitary sewer service is available, an applicant for a building permit must have a minimum of 21,780 square feet. If neither central sanitary sewer nor central water system is available in the area at the time of building, the applicant must have a minimum of 43,560 square feet; and the permit will be issued with the requirement that, upon such time that either service is extended to the property, hook-up will be required within 90 days. Health department approval must be obtained prior to the issuance of a building permit.
