

SECTION 16. SINGLE FAMILY DISTRICT OR R-1

Subject to the provisions of Section 30, none but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed. See Section 30 A.

- A. USES PERMITTED: One family dwelling.
- B. USES PERMITTED SUBJECT TO OBTAINING A USE PERMIT IN EACH CASE:
 - One non-commercial guest house.
 - Tract offices, art galleries, country clubs, golf courses.
 - Public and quasi-public uses, including churches, fire houses, hospitals, parks and playgrounds, schools (public and parochial), or schools accredited to State School System, and public utility buildings and uses.
 - Airports, heliports, and landing strips for aircraft.
 - Signs, not over one hundred (100) square feet in the aggregate for advertising the sale of a subdivision. Limit of one (1) sign in each case.
 - Condominiums, cooperatives and similar development.
- C. ACCESSORY BUILDINGS: Only as constructed simultaneously with or subsequent to the main building on the same lot. Accessory uses normally incidental to one family dwellings.
- D. SIGNS: Signs in the aggregate, ten (10) square feet in area for each building site, may be displayed for the purpose of advertising the sale or lease of the property upon which it is displayed.
- E. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:
Corner Lot - 7,000 square feet.
- F. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:
Interior Lot - 6,000 square feet. On interior or corner lot churches - 20,000 square feet, schools - five (5) acres.
- G. MINIMUM LOT WIDTH REQUIRED: Corner or interior lot - sixty (60) feet except churches one hundred (100) feet, schools two hundred (200) feet. All other uses sixty (60) feet.

- I. MAXIMUM ALLOWABLE LOT COVERAGE BY ALL STRUCTURES: Thirty-five (35) percent.
- J. MAXIMUM ALLOWABLE HEIGHT: Forty (40) feet.
- K. MINIMUM FRONT YARD REQUIRED: Twenty (20) feet.
- L. MINIMUM SIDE YARD REQUIRED: Interior lot line - five (5) feet; exterior lot line - ten (10) feet. Churches and schools ten (10) feet exterior or interior lot line.
- M. MINIMUM REAR YARD REQUIRED: Twenty (20) feet, provided that ten (10) feet may be permitted if a minimum of 1500 square feet is maintained to the rear of the longest wall of the main building.
- O. GENERAL REQUIREMENTS:
 - 1. For parking requirements, see Section 30 I.
 - 2. Larger building site may be required, see Section 30 H.
 - 3. Architectural features, see Section 30 F.
 - 4. Height limit accessory buildings twenty-five (25) feet.
 - 5. For guest house regulations, see Section 30 d(3).
 - 6. Fences and walls permitted but not required. Such fences and walls shall not exceed six (6) feet in height. In any required front yard on reversed frontage, the same shall not exceed three (3) feet.
 - 7. Optional Design and Development may be permitted if approved under Subdivision Ordinance.
 - 8. Yards are minimum required unless building lines are established or unless standard street does not exist, see Section 30 F.