

**SECTION 1105. "R-1" SINGLE FAMILY RESIDENTIAL
DISTRICTS**

DISTRICT INTENT: The purpose of this District is to provide for medium to low density single family development free from intrusion by incompatible agricultural and commercial uses. This district is primarily to be served by either public, community or individual septic, sewage or water system.

(a) **Permitted Uses:**

- (i) Detached one (1) family Dwellings.
- (ii) Non-commercial horticulture.
- (iii) Home Business Offices.
- (iv) Customary accessory building and uses incidental to any approved Conditional uses. (Revised 03/03/1998)

(b) **Conditional Uses:** The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission: (Revised-3/3/98)

- (i) Churches.
- (ii) Unlighted, regulation-size or par three (3) golf courses, including normal club house and pro shop activities, and other business activity associated with country clubs.
- (iii) Schools.
- (iv) Public utilities substation or subinstallation including water towers, provided that: (1) such Use is enclosed by a painted or chain-link fence or wall at least eight (8) feet in height above finished grade; (2) there is no office, Commercial operation or storage of Vehicles or equipment on the Premises; and (3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility (Minimum Lot area does not apply).
- (v) Cemeteries.
- (vi) Group Home (not more than four (4) residents).
- (vii) Home Occupations.
- (viii) Waste Water Treatment Plant and Land Application System. (Revised – 10/14/14)
- (ix) Customary Accessory Buildings and Uses incidental to any approved Conditional Uses. (Revised-3/3/98)

(c) **Lot and Building Requirements:** There shall be no more than one (1) Principal building per lot. (Revised – 03/03/1998)

- (i) **Principal Buildings:** For lot and building requirements see Section 1119. (Revised 03/03/1998)

- (ii) Accessory Buildings: For lot and building requirements see Section 1120. (Revised 03/03/1998)