

ARTICLE X

SINGLE FAMILY RESIDENTIAL DISTRICTS: R-1 AND R-2

SECTION 10.00 INTENT

The single family residential districts are established as districts in which the principal use of land is for single family dwellings. In promoting the general purpose of this Ordinance, the specific intent is to encourage the construction of, and the continued use of the land for single family dwellings; to prohibit business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single family dwellings in the district; to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance; to discourage any land use which would generate traffic on minor streets other than normal traffic to serve the residences on those streets; and to discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply, and sewerage, substantially in excess of such requirements and costs if this district were developed solely for single family dwellings.

SECTION 10.01 PERMITTED PRINCIPAL USES

The following provisions apply in all single family residential districts. Any use not expressly permitted is prohibited:

1. Single family detached dwellings.
2. Publicly owned and operated museums, libraries, parks, play fields, playgrounds, recreation facilities and conservation areas.
3. Public, parochial or other private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit, with a minimum size of ten (10) acres.
4. Accessory uses and buildings customarily incidental to the above Permitted Uses.

SECTION 10.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission:

1. Nursery schools, day nurseries and child care centers (not including dormitories) provided that for each child so cared for, there shall be provided and maintained a minimum of one hundred- fifty (150) square feet of outdoor play area. Such play area shall be screened from any adjoining lot in any residential district.

2. Cemeteries, provided that the principal access shall be directly to a County Primary Road. Minimum site size shall be ten (10) acres and the perimeter of the site shall be fenced as designated in Section 4.11.
3. Churches, subject to the requirements set forth in Section 4.17.
4. Public Utility buildings and uses, but not including service and storage yards, when operating requirements necessitate locating within the district to serve the immediate vicinity.
5. Temporary building for use incidental to construction work for a period not to exceed one (1) year but such building shall not be used as a dwelling.
6. Golf courses, which may or may not be operated for profit, subject to the following conditions:
 - A. The site shall be so planned as to provide all ingress and egress directly onto a County Primary Road.
 - B. Development features including the principal and accessory buildings and structure shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal and/or accessory buildings shall not be less than two hundred (200) feet from any property of abutting residentially zoned lands.
7. Home occupation in accordance with Section 4.20.

SECTION 10.03 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements unless otherwise specified are as provided in Article XX.

SECTION 10.04 SITE PLAN REVIEW

For all uses permitted in single family residential districts, a site plan shall be submitted to the Planning Commission, or its designated appointee, for review and approval in accordance with Section 4.16 except contours, wood lots and underground structures not crossing the lot or parcel need not be shown.