

§ 335-17. Rs-1 Single-Family Residential District.

The Rs-1 Residential District is intended to provide for single-family residential development, at densities not to exceed 1.7 dwelling units per net acre, served by municipal sanitary sewer facilities.

A. Permitted principal uses.

- (1) Single-family dwellings with attached garages.
- (2) Essential services.

B. Permitted accessory uses.

- (1) Accessory structures and uses customarily incident to the above uses, including Private Garages when located on the same lot and not involving the conduct of a business; provided, however, that no principal dwelling structure shall be erected unless a Private Garage with a minimum area of 440 square feet is erected simultaneously with the principal dwelling structure. Carports shall be permitted in such district, provided that a Private Garage has been constructed and is directly connected as prescribed below. Every Private Garage and Carport so erected shall be directly connected with the main structure, either by common wall, portico, porch or similar connection, roofed over, said roof to be connected to the roof or walls of the main dwelling structure. In addition to Private Garages, servants' quarters shall be considered accessory structures; provided, however, that such quarters shall be occupied only by servants employed on the premises and shall not be rented as a separate domicile, and such quarters shall be connected with the principal structures in the same manner as Private Garages. **[Amended 12-15-2014]**

C. Conditional uses. **[Amended 9-10-2001]**

- (1) Utility substations.
- (2) Detached garages.
- (3) Home occupations.
- (4) Professional home offices.
- (5) Driveways, patios, walkways or other hardscape constructed using a permeable surface to exceed the allowable percentage of maximum impervious surface area as defined within this chapter. **[Added 3-24-2014]**

D. Lot area and width. Lots shall be a minimum of 25,000 square feet in area and shall be not less than 125 feet in width at the front building line.

E. Building height and area.

(1) Height. **[Amended 9-10-2001]**

(a) The building height for principal structures (including any part thereof) shall not exceed 36 feet; provided, however, that the building height for principal structures may be increased by one foot for every two feet added to all side yard and the rear setback requirements for the district in which the structure is located. A maximum of five feet of additional building height may be added under this subsection.

(b) For principal structures having exposed foundations on the side or rear yards, the vertical height at that location shall not exceed 46 feet; provided, however, that the vertical height at that location may be increased by one foot for every two feet added to all side and rear setback requirements of the district up to a maximum of five feet of additional vertical height.

(c) The building height of accessory structures, other than servants' quarters and garages, shall not exceed 10 feet.

(d) The building height of servants' quarters and garages shall not exceed 36 feet.

(2) A one-story dwelling shall have a minimum living area of 1,600 square feet.

(3) A split-level home shall have a minimum living area of 1,600 square feet on the upper two levels.

(4) A one-and-one-half-story home shall have a minimum living area of 1,400 square feet on the first floor and a total minimum area of 1,950 square feet.

(5) A two-story home shall have a minimum combined living area of 2,100 square feet on the two floors.

(6) The required attached garage shall have a minimum floor area of 440 square feet.

F. Yards (principal and/or accessory structures).

- (1) There shall be a minimum building setback of 50 feet from each abutting street right-of-way.
 - (2) There shall be a side yard setback on each side of any principal or accessory structure not less than 20 feet in width.
 - (3) There shall be a rear yard setback of not less than 25 feet.
- G. Maximum building footprint area: 20% of lot area.
- H. Maximum impervious surface: 30% of lot area.