

**SECTION 2.12 C-R1 RESIDENTIAL**

A. Intent

This district provides for single-family and two-family residential areas served by adequate public services. Planned unit developments and planned variations are encouraged to promote innovative approaches to housing and environmental design.

B. Space and Bulk Requirements

Maximum residential density	Eight (8) dwelling units per one (1) acre	
Minimum lot area	Five thousand four hundred (5,400) square feet for a single-family dwelling and eight thousand (8,000) square feet for a two-family dwelling	
Minimum lot width	Seventy-five (75) feet	
Minimum required setback	front	Twenty-five (25) feet
	side	Seven and one-half (7½) feet
	rear	Twenty-five (25) feet

See Section 3.06 C. for Accessory Structure setbacks  
 Maximum building height ..... Thirty (30) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Day care home
3. Agriculture, including any and all structures or buildings needed to pursue such activities
4. Open space land
5. Accessory buildings and uses

E. Conditional Uses

1. Two-family dwelling
2. Home occupation
3. Community residential facility serving eight (8) or fewer persons

F. Special Exceptions

1. Fraternity and sorority
2. Residential mini-warehouse
3. Day care center
4. Community residential facility serving nine (9) or more persons
5. Public and quasi-public buildings and uses
6. Public utility
7. Temporary uses