

DIVISION 4. R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 32-188. Statement of purpose.

The purpose of the R-1, single-family district is to encourage a suitable environment for families typically with children. Uses are limited to one-family dwellings along with certain other uses, such as schools, parks and playgrounds which provide a desirable neighborhood land use pattern. In keeping with this intent, development is restricted to a moderately low density with few traffic generators. Commercial, certain residential uses and other nonresidential uses that tend to be incompatible with the character of the district are prohibited.

(Code 1992, § 19-231; Ord. No. 101, § 9.01, 3-23-1971)

Sec. 32-189. Permitted principal uses.

The following uses are permitted in an R-1 district:

- (1) Single-family detached dwellings.
- (2) Family day care homes.
- (3) Home occupations as limited and defined in section 32-2.
- (4) Accessory buildings and uses customarily incidental to the above permitted principal uses.
- (5) A state licensed residential facility providing supervision or care, or both, to six or fewer persons. The permitted use shall not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- (6) Signs in accordance with section 32-687.
- (7) Private garage, used primarily for the storage of self-propelled vehicles for the use of the occupants of a lot on shall not be construed to permit the storage on any one lot, for the occupants thereof, of not more than one commercial vehicle not exceeding a rated capacity of one ton.
- (8) Bed and breakfast operation.

(Code 1992, § 19-232; Ord. No. 101, § 9.02, 3-23-1971; Ord. No. A52, § 3, 10-5-1989)

Sec. 32-190. Permitted uses after special approval.

The following uses shall be permitted in the R-1 district subject to the conditions hereinafter specified and subject to requirements of section 32-35 and section 32-586.

- (1) Churches, in accordance with section 32-589.
- (2) Group day care homes.
- (3) Cemeteries existing and lawfully occupied on March 23, 1971.
- (4) Public, parochial or other private elementary, intermediate or high schools.

- a. The site shall be adjacent to a primary thoroughfare, as defined by the township in this chapter and all ingress and egress shall be limited to and directly upon such thoroughfare.
 - b. Buildings exceeding 25 feet in height shall be permitted, provided the front, side and rear yard setbacks are increased one foot for each foot the building exceeds 25 feet.
 - c. A continuous and uninterrupted masonry obscuring wall of at least four feet in height shall be provided along sides of the off-street parking area when adjacent properties are zoned residential.
 - d. A minimum site of three acres shall be provided.
 - e. The front setback area shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or vehicular access drives.
- (5) 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.
 - (6) Temporary buildings for use incidental to construction work for a period not to exceed one year.
 - (7) Open space in a single-family subdivision having an overall approved plan by the township, wherein such open space is permanently reserved for and/or owned by the residents of such subdivision.
 - (8) Preschools, nursery schools, day nurseries, child care centers, including Montessori schools, operated for a profit or nonprofit, but not including dormitories; provided that the following conditions are met:
 - a. Have primary means of ingress and egress directly on a major thoroughfare having or planned to have a right-of-way of 120 feet.
 - b. Minimum site size shall be three acres.
 - c. Only one principal building shall be permitted on site which may be used either as a school facility or as a combined school and residence for the person operating the school. In either case the building shall be designed in the character of a residence and be in harmony with adjacent residences in the surrounding neighborhood. Any building used in whole or in part for school purposes shall be located not less than 75 feet from any adjacent property line.
 - d. That for each child so cared for, being in total of not more than 45 children on the premises at any one time, in addition to those in the family of the occupant if occupant lives on the premises, there is provided and maintained a minimum of at least 150 square feet of outdoor play area.
 - e. Such play space shall have a total minimum area of not less than 5,000 square feet.
 - f. Such play area shall not be located closer than 50 feet to any adjoining

property line and within the yard space there shall be provided a greenbelt planted with plant materials in accordance with section 32-587, and shall include a continuous fence not in excess of six feet or less than four feet in height.

- g. The required front yard setback shall remain as open space unoccupied and unobstructed from the ground upward and shall not be used for off-street parking or outdoor playground space, except that landscaping, plant materials, sidewalks and vehicular access drives are permitted.
- h. Where a parking lot is provided, a greenbelt planted with plant materials in accordance with section 32-587, shall be provided along all sides of the parking area except for entrance and exit driveways.

(Code 1992, § 19-233; Ord. No. 101, § 9.03, 3-23-1971; Ord. No. A32, § 1, 2-20-1985; Ord. No. A35, § 9, 10-15-1986; Ord. No. A46, § 2, 3-16-1988; Ord. No. 101-A-64, § 4, 9-15-1993)

Sec. 32-191. Site plan review.

For all uses permitted in an R-1 district, other than single-family detached residences and accessory buildings, structures and uses thereto, there must be site plan review as required under section 32-586.

(Code 1992, § 19-234; Ord. No. 101, § 9.04, 3-23-1971)

Sec. 32-192. Density, area, height, bulk, placement requirements.

The density, area, height, bulk, and placement requirements in the R-1 district shall be in accordance with the schedule of regulations in division 15 of this article.

(Code 1992, § 19-235; Ord. No. 101, § 9.05, 3-23-1971)

Secs. 32-193--32-222. Reserved.