

17.25R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) Purpose. This District is intended to provide residential development limited to single-family homes set individually on separate lots.

(b) Requirements.

(I) Lot Size. Every building hereafter erected, moved or structurally altered shall provide a lot area of not less than twelve thousand (12,000) square feet per family and no such lot shall be less than one hundred (100) feet in width, provided that no corner lot laid out or divided after the effective date of this Chapter shall be less than one hundred fifteen (115) feet in width.

(II) Setbacks.

(i) Front yard: twenty-five (25) feet.

(ii) Side yard: eight (8) feet on either side with a minimum of twenty (20) feet total for principal buildings, three (3) feet for accessory buildings.

(iii) Rear yard: forty (40) feet for principal buildings, three (3) feet for accessory buildings.

(III) Height. Maximum permitted (in feet); principal structure: thirty-five (35); accessory structure: twenty (20).

(IV) Building Size. Every building hereafter erected, moved or structurally altered for dwelling purposes shall provide a floor area of not less than seven hundred fifty (750) square feet per family.

(c) Permitted Uses. A building or premise shall be used only for the following purposes:

(I) Single-family dwellings.

(II) Publicly owned or operated park, playground or community building, provided that any building shall be located not less than thirty-five (35) feet from any side lot line.

(III) Church or other place of worship or Sunday School, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.

(IV) Public school, kindergarten, elementary and high, or private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.

(V) Farming, provided no livestock is included, truck gardening, nursery and/or horticulture.

(VI) Home occupation and professional offices.

(VII) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.

(a) Conditional Uses. A building or premise shall be used only for the following purposes when approved as a conditional use:

(I) Dental and medical clinics.

(II) Private lodges and clubs.

(III) Nursing and rest homes and homes for the aged.

(IV) Public utility offices and installations, including transmission lines and substations.