Section 10-244. R-1 Single-Family Detached Residential District.

The following applies to the R-1 Single-Family Detached Residential District:

1. District Intent

The R-1 district is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.

Development standards for properties located within the MMTD are established within Division 4 of this Code.

2. Principal Uses

   (1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.

   (2) Golf courses.

   (3) Passive and active recreational facilities.

   (4) Single-family detached dwellings (rooming houses are prohibited).

3. Accessory Uses

   (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.

   (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

DEVELOPMENT STANDARDS

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<tbody>
<tr>
<td>Single-Family Detached Dwellings</td>
<td>12,000 square feet</td>
<td>80 feet</td>
<td>100 feet</td>
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<tr>
<td>Any Permitted Principal Non-Residential Uses</td>
<td>24,000 square feet</td>
<td>100 feet</td>
<td>100 feet</td>
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GENERAL NOTES:
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.