### PERMITTED USES

#### 1. District Intent

The R-1 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential 2, Suburban, or Woodville Rural Community 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.

#### 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 10-6.806 of these regulations.
- (2) Golf courses.
- (3) Passive and active recreational facilities.
- (4) Single-family detached dwellings.

#### 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 County Administrator or designee.
- (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

### DEVELOPMENT STANDARDS

#### 4. Minimum Lot or Site Size

<table>
<thead>
<tr>
<th>Use Category</th>
<th>a. Lot or Site Area</th>
<th>b. Lot Width</th>
<th>c. Lot Depth</th>
<th>a. Front</th>
<th>b. Side-Interior Lot</th>
<th>c. Side-Corner Lot</th>
<th>d. Rear</th>
<th>a. Building Size (excluding gross building floor area used for parking)</th>
<th>b. Building Height (excluding stories used for parking)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached Dwellings</td>
<td>12,000 square feet</td>
<td>80 feet</td>
<td>100 feet</td>
<td>25 feet</td>
<td>7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet</td>
<td>15 feet</td>
<td>25 feet</td>
<td>not applicable</td>
<td>3 stories</td>
</tr>
<tr>
<td>Any Permitted Principal Non-Residential Uses</td>
<td>24,000 square feet</td>
<td>100 feet</td>
<td>100 feet</td>
<td>25 feet</td>
<td>7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet</td>
<td>15 feet</td>
<td>25 feet</td>
<td>10,000 square feet of gross building floor area per acre</td>
<td>3 stories</td>
</tr>
</tbody>
</table>

#### 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 the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).