

ARTICLE VII  
**R-1 Residential Zone (R-1)**

**§ 150-32. Purpose.**

This zone seeks to promote a high-quality large-lot suburban residential district, which is becoming increasingly popular within the township. This zone is located around existing larger-lot neighborhoods and attractive vacant areas to maximize their appeal. Even though public utilities may be available, minimum lot sizes are kept large enough to create an estate-type setting. This district is strictly protected from nonresidential uses that could jeopardize its high-quality setting.

**§ 150-33. Permitted uses.**

Permitted uses shall be as follows:

- A. Single-family detached dwellings.
- B. Family day care.
- C. Public and/or non-profit parks. [Added 6-28-2001 by Ord. No. 01-03]
- D. Public buildings, including firehouses, (See §150-345.) [Added 6-28-2001 by Ord. No. 01-03]
- E. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- F. Accessory uses customarily incidental to residential uses.

**§ 150-34. Special exceptions.**

Subject to the general criteria listed in § 150-302D, special exceptions shall be as follows:

- A. Public utilities. (See § 150-346.)

**§ 150-35. Minimum lot area.**

Each lot shall contain at least twenty thousand (20,000) square feet.

**§ 150-36. Minimum lot width.**

Minimum lot width shall be as follows:

- A. One hundred twenty (120) feet at the front yard setback line.
- B. One hundred (100) feet at the lot frontage and, if along the turnaround of a cul-de-sac, eighty (80) feet at the lot frontage.

**§ 150-37. Minimum lot depth.**

Minimum lot depth shall be one hundred sixty-five (165) feet

**§ 150-38. Minimum setback requirements.**

Minimum setback requirements shall be as follows:

- A. Principal buildings or structures:
  - (1) Front yard setback: sixty (60) feet.
  - (2) Side yard setbacks: twenty (20) feet on each side [forty (40) feet total].
  - (3) Rear yard setback: forty (40) feet.
- B. Accessory buildings or structures:
  - (1) Front yard: No accessory use (except permitted signs) shall be located within the front yard.
  - (2) Side yards: ten (10) feet on each side [twenty (20) feet total].
  - (3) Rear yard: ten (10) feet.

**§ 150-39. Maximum permitted height. [Amended 5-22-1997 by Ord. No. 97-13]**

Maximum permitted heights shall be as follows:

- A. Principal buildings or structures: 35 feet.
- B. Accessory buildings or structures: 20 feet.

**§ 150-40. Maximum lot coverage.**

Maximum lot coverage shall be 35%.