

DIVISION 5. - R-100 (SINGLE-FAMILY RESIDENTIAL) DISTRICT

Sec. 27-141. - Scope of provisions.

The provisions contained within this section are the regulations of the R-100 (Single-family Residential) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-142. - Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the R-100 (Single-family Residential) District is as follows:

- (a) To provide for the protection of neighborhoods within the county where lots have a minimum area of fifteen thousand (15,000) square feet;
- (b) To provide for infill development in neighborhoods having fifteen thousand (15,000) square foot lots in a manner compatible with existing development;
- (c) To assure that the uses and structures authorized in the R-100 (Single-family Residential) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-143. - Principal uses and structures.

The following principal uses of land and structures shall be authorized in the R-100 (Single-family Residential) District:

- (a) Detached single-family dwelling.
- (b) Agriculture uses as follows:
 - (1) Keeping of pigeons (see section 5-17).
 - (2) Livestock.
 - (3) Riding stable.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 11-12, Pt. I, 8-9-11)

Sec. 27-144. - Accessory uses, buildings and structures.

Accessory uses, buildings and structures shall be located within the rear yard. Accessory buildings and structures shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less, and shall comply with the requirements of section 27-731. The following accessory uses of land and buildings and structures shall be authorized in the R-100 (Single-family Residential) District:

- (a) Accessory uses and buildings and structures incidental to any authorized principal use, including the following and similar uses:

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- (1) Garages for parking of automobiles.
- (2) Storage buildings.
- (3) Swimming pools.
- (4) Tennis courts and other play and recreation areas.

(b) Signs in accordance with the provisions of this chapter and Chapter 21

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-145. - Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

(a) *Special administrative permit from director of public works:*

- (1) Home occupation involving no customer contact and no employee other than a person residing on the premises.

(b) *Special exception permit from the zoning board of appeals:*

- (1) Utility structure necessary for the transmission or distribution of service.

(c) *Special land use permit from board of commissioners:*

- (1) Adult day care facility.
- (2) Amateur radio service antenna exceeding seventy (70) feet.
- (3) Cemetery, columbarium, or mausoleum.
- (4) Child day care facility.
- (5) Convent or monastery.
- (6) Home occupation involving any customer contact.
- (7) Home stay bed and breakfast residence.
- (8) Neighborhood recreation club.
- (9) Place of worship.
- (10) Private elementary, middle and high school.
- (11) Personal care home, group.
- (12) Child caring institution, group.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 08-13, pt. I, 7-22-08; Ord. No. 11-12, Pt. I, 8-9-11)

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Sec. 27-146. - Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the R-100 (Single-family Residential) District:

- (a) *Lot width:* All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least one hundred (100) feet of frontage as measured at the required front yard building setback line.
- (b) *Minimum lot area:* Fifteen thousand (15,000) square feet.
- (c) *Minimum yard adjacent to public street:*
 - (1) *From major thoroughfares:* Fifty (50) feet.
 - (2) *From minor thoroughfares:* Forty (40) feet.
 - (3) *From collector streets:* Thirty-five (35) feet.
 - (4) *From other streets:* Thirty-five (35) feet.
- (d) *Interior side yard setbacks:* Ten (10) feet.
- (e) *Rear yard:* Forty (40) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 99-43, § IV, 8-24-99)

Sec. 27-147. - Height of buildings and structures.

No building or structure shall exceed a height of thirty-five (35) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-148. - Floor area of dwelling.

The floor area of each dwelling shall be no less than two thousand (2,000) square feet. (Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-149. - Lot coverage.

The lot coverage of each lot shall not exceed thirty-five (35) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-150. - Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the R-100 (Single-family Residential) District are as follows:

- (a) *Detached single-family dwelling:* Four (4) spaces.
- (b) *Personal care home, group:* Four (4) spaces.

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- (c) *Child caring institution, group*: Four (4) spaces.
- (d) *Adult day care facility*: Four (4) spaces.
- (e) *Child day care facility*: Four (4) spaces.
- (f) *Convent or monastery*: One (1) space for each two hundred (200) square feet of floor area within the principal structure.
- (g) *Neighborhood recreation club*: One (1) space for each five (5) club members but in no case less than ten (10) spaces.
- (h) *Place of worship*: One (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship.
- (i) *Private elementary, middle and high school*:
 - (1) *Elementary and middle school*: Two (2) spaces for each classroom.
 - (2) *High school*: Five (5) spaces for each classroom.
- (j) *Other uses*: One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 11-12, Pt. I, 8-9-11)

Sec. 27-151. - Landscaping requirement.

Each lot shall provide and shall maintain trees and plant material as is required in Chapter 14.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-152. - Noise limitations.

All uses authorized and permitted within this district shall operate in compliance with the noise limitation requirements contained in section 27-762 of this chapter.

(Ord. No. 14-02, Pt. 1(III), 12-20-01; Ord. No. 20-02, Pt. I, 4-9-02)

Secs. 27-153—27-160. - Reserved.