

R-1

SINGLE FAMILY RESIDENTIAL DISTRICT

DISTRICT INTENT: To insure the health, safety, and fiscal well being of residents by limiting the extent and density of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. One Single family detached dwelling per lot.
2. Parks and playgrounds (See Note 3).

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Fire Stations.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Buildings connected with the construction which must be removed after use is discontinued.
3. Detached dwelling or cluster of dwellings as provided by S-1 Cluster Housing Special District.
4. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre, with a minimum 100 feet in width and 100 feet in depth, or an existing lot of record, as of July 1, 1981 (See Section 460).

BUILDING SETBACK: For all residential structures or accessory structures there shall be provided:

- (A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.

- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height, except where it might be amended by Florida Department of Transportation height restrictions around airports. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

- 1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

- 1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
- 2. For all single family detached dwellings there shall be at least 1000 square feet of enclosed heated living area.
- 3. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.