

## ARTICLE VIII

### USE REQUIREMENTS BY DISTRICTS

Within the districts indicated on the zoning map, no building or land shall be used, and no building shall be erected or altered which is intended or designed to be used in whole or in part, for any use other than those listed as permitted for that district in this Article.

#### Section 80. R-20 Residential Low Density District.

This district is composed of certain quiet, low density residential sections of the community, plus certain open areas where similar residential development appears likely to occur. The regulations of this district are intended to discourage any use which, because of its character, would substantially interfere with the development of single family residences in the districts and which would be detrimental to the quiet residential nature of the areas included within this district.

1. The following uses are permitted:
  - a. Single Family Dwellings and Modular Homes except manufactured homes.
  - b. Accessory buildings to residential uses, provided that no accessory building shall be rented or occupied for gain, and provided further, that no accessory building to be used for servants quarters shall be constructed upon a lot until the construction of the main building has commenced.
  - c. Any form of agriculture or horticulture
  - d. Churches and other places of worship.
  - e. Off-street parking.
  - f. Group Homes and Family Care Homes.
  
2. Conditional Uses:
  - a. Accessory buildings in the side yard provided they meet all principal structure setbacks, they conform to any recorded deed restrictions, and they blend into and maintain the architectural environment of the principal structure and surrounding neighborhood.  
(Amended 12/2/03)
  - b. Cemeteries.

- c. Fire Stations.
- d. Colleges and schools.
- e. Grounds and facilities for recreational and community center buildings, country clubs, lakes, parks, and similar facilities operated on a non-profit basis.
- f. Public utility distribution lines, transformer stations, transmission lines and towers, water tanks, but not service or storage tanks.
- g. Nursing Homes.
- h. Home occupation, as defined in Section 60.30. (61.20)
- i. Cluster Development, pursuant to Section 104.

3. Minimum Lot Sizes and Maximum Lot Coverage.

A. Lots located outside the WS-4 Protected Area:

w/o water and sewer: 20,000 square feet, with a maximum of two (2) lots per acre;  
(Amended 2/6/01)

water and sewer: 15,000 square feet, with a maximum of five (5) lots per  
two (2) acres; (Amended 2/6/01)

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 30% of the total lot area.

B. Lots located within the WS-4 Protected Area:

**Lots deeded prior to October 1, 1993, or where the development does not require a Sedimentation/Erosion Control Plan under State law:**

w/o water and sewer: 20,000 square feet, with a maximum of two (2) lots per acre;  
(amended 2/6/01)

water and sewer: 15,000 square feet, with a maximum of five (5) lots per two  
(2) acres; (Amended 2/6/01)

Maximum permissible lot coverage by principal and accessory buildings shall not exceed 30% of the total lot area.

**Lots deeded on or after October 1, 1993, where the development requires a**

**Sedimentation/Erosion Control Permit:**

OPTION 1:

w/o water and sewer: 20,000 square feet, with a maximum of two (2) lot per acre;  
(Amended 2/6/01)

water and sewer: 15,000 square feet, with a maximum of five (5) lots per two  
(2) acres; (Amended 2/6/01)

Maximum permissible impervious surface coverage as defined in this ordinance shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot abuts a curb and gutter street system.**

OPTION 2:

w/o water and sewer: 21,780 square feet (1/2 acre), with a maximum of two lots  
per acre; (Amended 2/6/01)

water and sewer: 15,000 square feet (1/3 acre), with a maximum of five (5)  
lots per two (2) acres, **or 21,780 square feet if the lot abuts a curb and gutter street system**, with a  
maximum of two (2) lots per acre. (Amended 2/6/01)

Maximum permissible lot coverage by principal and accessory buildings shall not  
exceed 30% of the total lot area.

4. Dimensional Requirements:

- a. Minimum required mean lot width: 100 feet.
- b. Minimum lot width at building line: 90 feet.
- c. Minimum frontage on a public street: 45 feet.
- d. Minimum required front yard: 35 feet.
- e. Minimum required side yard: 12 feet.

- Side yard abutting a street: 15 feet.
- f. Minimum required rear yard: 35 feet.
- g. Maximum height of buildings: 35 feet.
- h. Off-street parking shall be provided, as required in Article XI, Section 110 of this Ordinance.

5. Location of Accessory Buildings.

No accessory building shall be erected in any required front or side yard or within twenty (20) feet of any street line or within ten (10) feet of a lot line not a street line, and provided that in case of a corner lot with reversed frontage, no accessory building shall extend beyond the front line of the lots in the rear.

6. Corner Visibility.

On a corner lot, within the area formed by the center lines of the intersecting streets and a line joining points of such center lines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and height of ten (10) feet above the average center line grade of each street.

7. Signs

- (a) WALL MOUNTED SIGNS: Signs mounted flat to the main wall of a building may not exceed six (6) square feet in area and shall not be illuminated.
- (b) REAL ESTATE SIGNS: Such signs may not exceed six (6) square feet in area, three (3) feet in height, and shall not be illuminated. These same provisions apply to signage for home occupations.
- (c) ON-PREMISE FREESTANDING SIGNS: Signs for permitted uses not mentioned above are not to exceed eighteen (18) square feet in area, six (6) feet in height. Internal illumination is permitted. No more than one sign is permitted per lot.

All signs must be located at least ten (10) feet from any street right-of-way and property line.

(Amended 2/2/99)