

ARTICLE 9

“R-1” SINGLE FAMILY RESIDENTIAL DISTRICT

PREAMBLE

This district has been established to provide for single-family dwellings on large tracts and areas of open land with a minimum of twenty thousand (20,000) square feet of lot area per dwelling unit.

SECTION 901

PRINCIPAL PERMITTED USES

- A. Single family dwellings.
- B. Schools, primary, intermediate, and secondary, both public and private.
- C. Publicly owned and operated buildings and facilities
- D. Public parks, playgrounds, and community centers
- E. Agricultural activity as permitted in Section 801 A when located on ten (10) or more acres.

SECTION 902

ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages and stables; provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.

Stables shall be a distance of two hundred (200) feet from any lot in a residential district.
- B. Home Occupation as defined in Article 2, Subsection 208.02.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this District by Article 29.

SECTION 903

CONDITIONAL USES

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Private noncommercial golf courses (not including driving ranges, miniature golf courses, and pitch and putt courses, swimming pools, tennis

courts, and playfields, and accessory uses, subject to the requirements of Article 36.

- B. Community Oriented Residential Social Service Facilities as defined in Article 2, Section 203.04 and pursuant to the standards listed in Article 37.
- C. Churches, Chapels, Temples and Synagogues.
- D. Colleges and Universities.
- E. Shared housing and Congregate Housing as defined in Article 2, Subsection 209.01 and subject to the conditions in Article 39.

SECTION 904 DEVELOPMENT STANDARDS

In addition to the provisions of Articles 26 thru 37 and 39, the following standards for arrangement and development of land and building are required in the R-1, Single Family Residential District.

904.01 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

904.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

The following minimum requirements shall be observed.

Lot Area	Lot Frontage	Front Yard Depth*	Side Yard Least Width	Rear Yard Depth
20,000 sq.ft.	100 ft.	40 ft.	18 ft.	50 ft.

***The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.**