



## Part II

### Section 8

#### R-1 – Residential 1



PART II, SECTION 8:

R-1 - RESIDENTIAL ONE

A. INTENT

Areas of medium high density residential development.

B. USES PERMITTED BY RIGHT

1. Accessory uses and buildings.
2. Antenna support structures used non-commercially for radio, television reception, amateur and citizens band radio, cellular telephones and personal communication system uses. These antenna support structures shall be located on the property so that if antennas or antenna support structures fall, it will be within the property boundaries. In any case, the height shall not exceed thirty-five feet (35'), except for amateur radio ("Ham") antennas, which shall not exceed seventy-five feet (75').
3. Domestic hooved livestock, see Part II, Section 24 of these Regulations.
4. Home occupation.
5. Household pets.
6. Microwave dishes without towers.
7. One single-family dwelling per lot.
8. Open space.
9. Public parks, playgrounds and other public recreation areas; provided that all buildings are located at least fifty (50) feet from all property lines.
10. Temporary residence; bonding may be required. Temporary Housing Permits, in conjunction with a valid building permit, for either mobile or manufactured homes in excess of 8 x 42 feet will not be permitted.
11. Temporary residential sales and construction office; bonding may be required.

C. USES PERMITTED BY SPECIAL REVIEW

1. Antenna support structures in height category of 35.01 to 120.00 feet shall be subject to an "Administrative Special Use Review" as detailed in Part II, Section 18.
2. Antenna support structures in height category of 120.01 or more feet shall be subject to a "Special use Review" as detailed in Part II, Section 18.
3. Cellular Communication Facilities



4. Churches and church schools.
5. Group homes.
6. Fire Stations (see Resolution 99-19).
7. Hospitals, nursing and convalescent homes and other extended care facilities.
8. Major facilities of a public utility.
9. Nursery schools and day-care centers.
10. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
11. Second Residence: A second residence, only as a part of the primary residence may be approved, provided central sewer and water are utilized.
12. Utility service facility.

D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

1. Minimum lot area 1 acre
2. Lot widths (minimum) 100 feet
3. Front yard setback (minimum) from the road right-of-way easement or at a point of minimum lot width, whichever is greater. 50 feet
4. Side yard setback (minimum) 20 feet
5. Rear yard setback (minimum) 25 feet
6. Building height (maximum) 35 feet
7. Accessory use or building:
  - a. Front setback: (minimum) from the property line 50 feet
  - b. Side and rear setback (minimum) 15 feet
  - c. Building height (maximum) 20 feet
8. Corner lots must meet front yard setback requirements on each side the yard borders a public or private road or a vehicle right-of-way or a vehicle easement.



E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this zone and may be located in the yard setback.
2. Fences, hedges and walls shall not exceed thirty (30) inches in height for distances in excess of fifteen (15) feet, measured from property corners at intersections of streets, roads, highways and railroads restricting visibility.
3. Fences, hedges and walls shall not exceed six (6) feet in height on the side and rear and shall not exceed four (4) feet in height when located in required front yards, except when said fence falls into the classification of E-2 above.
4. Electrified and barbed wire fences shall be prohibited in this zone.

F. GENERAL REQUIREMENTS

1. Open Space Dedication Requirements or Cash in lieu: A portion of the gross site area shall be dedicated to either a special district, or a qualifying non-profit entity, or to Elbert County or other group that has the ability and resources required to administer and must perpetually defend the open space for its intended use.-- Cash may be paid to the County in lieu of the dedication of open space. The dedication of land or payment of cash in lieu of dedication shall be carried out in conformity with the Elbert County Master Plan.
2. Parking Requirements: Two (2) off-street parking spaces per dwelling unit.
3. Sign Requirements: See Part II, Section 19 of these Regulations.
4. Water and Sanitation Requirements: Use must be served by a central water and sanitation facility approved by the State Health Department.
5. Road Requirements: Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.
6. Utility Requirements: All distribution and/or service lines for all utilities must be underground installation, unless a Variance or Special Use Review is granted by Elbert County for overhead installation.