

ARTICLE 400
"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

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400.01 PURPOSE

It is the intent of the R-1 Single Family Residential District to establish low density residential areas consisting of single-family dwelling and compatible uses. This district shall provide for the requirements consistent with community values and needs. Standards consistent with those values and needs and appropriate for a single-family residential district shall:

- A. Stabilize and protect the district's residential character while promoting a suitable environment for family life,
- B. Provide for the access of light and air to windows while providing privacy by controlling the spacing and height of structures,
- C. Require the provision of open space and the regulation of signs to enhance the quality of life, and
- D. Require the provision of off-street parking to promote a safe and effective traffic circulation system.

400.02 PERMITTED PRINCIPAL USES

Principal uses shall be limited to the following:

- A. Agriculture.
- B. Attached Accessory Apartment Dwelling.
- C. Duplex Dwelling.
- D. EDHO; see *Article 1700*.
- E. Group Home.
- E. Public and Private Parks; excluding commercial sites and commercial entertainment.
- F. Single Family Dwelling; Class A; see *Article 1700*.

Only one principal residential structure shall be permitted per lot of record with the exception of a lease community and EDHO.

400.03 PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory to a principal use:

- A. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.
- B. Detached Garage, Carport, Storage Building.

- C. Home Occupation; see *Article 1700*.
- D. Private Recreational Facility.
- E. Private Swimming Pool.
- F. Satellite Dish.
- G. Signs.

400.04 SPECIAL PERMIT USES

The following uses shall be permitted as regulated by Article 1100 - Special Permit Uses:

- A. Bed and Breakfast Establishment.
- B. Cemetery.
- C. Child Care Center; see *Article 1700*.
- D. Communication Tower; see *Article 1700*.
- E. Detached Accessory Apartment Dwelling.
- F. Educational Institution.
- G. Golf Course.
- H. Non-Commercial Stable.
- I. Oil and Gas Operation, Exploration and Production; see *Article 1700*.
- J. Public and Institutional Building.
- K. Public Utility Building.
- L. Religious Place of Worship.

400.05 DEVELOPMENT STANDARDS

A. Property Development Standards

The following development standards shall apply to properties located within the “R-1” Single Family Residential District.

R-1 Single Family Residential	
Minimum Lot Area	<ul style="list-style-type: none"> ▪ 6,600 square feet for single family dwelling. ▪ 4,500 square feet per dwelling unit for duplex dwelling; 9,000 square feet total. ▪ One (1) acre for all other uses
Minimum Lot Width at Building Setback Line	<ul style="list-style-type: none"> ▪ 60 feet for single family dwelling. ▪ 45 feet per dwelling unit for duplex; 90 feet total. ▪ 100 Feet for all non-residential uses
Maximum Lot Coverage	<ul style="list-style-type: none"> ▪ 60% Impervious Surface Coverage
Maximum Height	<ul style="list-style-type: none"> ▪ 35 feet for principal structures (Excluding Agricultural Structures). ▪ 15 feet for accessory structures (Excluding Agricultural Structures).
Minimum Front Yard Setback	<ul style="list-style-type: none"> ▪ 20 Feet
Minimum Side Yard Setback	<ul style="list-style-type: none"> ▪ 5 Feet Principal Use ▪ 30 Feet for lots used for livestock agriculture ▪ 5 Feet Accessory Use
Minimum Rear Yard Setback	<ul style="list-style-type: none"> ▪ 20 Feet Principal Use ▪ 30 Feet for lots used for livestock agriculture ▪ 5 Feet Accessory Use

B. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

C. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

D. Signage

Article 1400 shall regulate signage.

E. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02

400.06 STORM DRAINAGE MANAGEMENT *(Amended 10-11-22)*

1. Private Property owners are responsible for storm drainage flowing through their property.
2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.
3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner’s association or maintenance association). Putnam County is not responsible for ensuring proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.

4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.
 5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.
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