

# RESIDENTIAL ZONE, R-1

## USES PERMITTED OUTRIGHT:

Single-family dwelling excluding single-wide mobile homes; Duplex on a corner lot with each unit fronting on a separate street; Farm and forest use (provided no livestock or primary processing of forest products); Beachfront protective structures.

## CONDITIONAL USES:

Cemetery; Church or philanthropic use; Community center; Day nursery, nursery school-kindergarten, day care center; Government structure or use; Home occupation; Hospital, nursing home, retirement home; Golf course excluding driving range and miniature golf course; Mobile home park; Private non-commercial recreation club; Private school; Public park, playground, swimming pool; Public or private utility facility; Radio or television tower; Temporary real estate office; Excavating, filling, dredging or wetland drainage; Single-wide mobile home; Recreational vehicle park; Keeping of livestock; Pilings, piers, docks; Heliports; Transfer stations; Bed and breakfast inns.

## STANDARDS:

Minimum Lot Size: 6000 square feet in urbanized areas with public water and sewer.  
2 acres in most rural areas.

Yards: Front yard - 20 feet  
Rear yard - 10 feet  
Side yard - 5 feet or 1/3rd the building height, whichever is greater  
Street side yard on corner lots - 20 feet, can be reduced to 10 feet by increase in front yard setback (2 feet increase in front yard for 1 foot decrease in street side yard)  
Corner lots allow 5 foot rear and side yard setbacks, or 1/3 the building height, whichever is greater

Special Setbacks: State Highway - 30 feet  
Collector or arterial less than 60 feet wide - 30 feet

Building Height: 30 foot maximum

Lot Coverage: 30 percent maximum

**NOTE: THE GUIDELINES LISTED ABOVE ARE GENERAL IN NATURE. APPLICANTS ARE REQUESTED TO REFER TO THE LINCOLN COUNTY DEVELOPMENT CODE FOR COMPLETE REQUIREMENTS.**