

"R-1 -- R-4" SINGLE-FAMILY RESIDENTIAL DISTRICTS

40-2-13 **PURPOSE OF DISTRICT.** The Single-Family Residential Districts of Monroe County, as differentiated herein, and the district locations as depicted on the Monroe County Zone District map, reflect the wide variety of physical and social characteristics found in Monroe County, to the extent that the range of such conditions and characteristics can be divided into meaningful categories. It is the purpose of these regulations to encourage the creation and maintenance of stable and enduring residential areas by establishing limitations on the use and character of development so as to take advantage of, or to avoid conflict with, natural topography, existing or planned community facilities and social needs of the county.

40-2-14 **CONDITIONS OF USE.**

- (A) See Schedule 2A: AREA AND BULK REGULATIONS.
- (B) Living areas shall be a minimum of **nine hundred (900)** square feet.

40-2-15 **USES PERMITTED BY RIGHT.**

- (A) Governmental uses, facilities and buildings of the County
- (B) Modular homes
- (C) Single-family detached residences

40-2-16 **SPECIAL USES.**

- (A) Apartments (except in R-1 where they are prohibited) with a minimum of **six hundred (600)** square feet of living area
- (B) Bed and Breakfast Establishments
- (C) Cemeteries and mausoleums in conjunction therewith
- (D) Churches, rectories, and parish houses
- (E) Clubhouses
- (F) Day care or nursery schools
- (G) Golf courses of regulation size, provided that no clubhouse, parking lot or accessory building shall be located nearer than **five hundred feet (500')** to any dwelling unit or other zoning lot
- (H) Governmental uses of entities other than Monroe County
- (I) Home occupations
- (J) Hospitals, sanitariums, nursing homes, and institutions for children and the aged
- (K) Parks, forest preserves and recreational areas, when publicly owned and operated
- (L) Private recreational areas or campus, when not operated for profit
- (M) Public libraries, community centers or grounds
- (N) Railroad rights-of-way and trackage
- (O) Schools: Public, denominational or private, elementary and high, including playgrounds, garages for school buses, and athletic fields auxiliary thereto
- (P) Utilities: Electrical substations, gas regulator stations, other public utility distribution facilities, plants and pumping stations
- (Q) Farm animals

40-2-17 **ACCESSORY USE.**

(A) Accessory uses clearly associated with and consistent with the principal use of the lot or tract of land

(B) Boats and Camping Trailers: The storage of not more than one boat and/or unoccupied camp trailer in rear yard only

(C) Construction: Temporary construction sheds and temporary buildings for sale or rental offices or show houses for use during construction operations; provided all other regulations of the County are complied with, but in no case shall such office be continued beyond the duration of construction of the project for one year

(D) Permitted signs

(E) Pets: Keeping of not more than **five (5)** domestic household pets, over the age of **four (4)** months, provided farm kennels are not maintained, and provided no animal, reptile, bird or similar classification or species normally considered wild, as opposed to domesticated, is maintained or kept

(F) Private: Tool sheds, garages or carports, greenhouses, tennis courts, patios, swimming pools

(G) Servants' accommodations for professional servants, caretakers, watchmen, or custodians, but not as a separate detached one-family dwelling on the same lot

(H) Vegetable gardens

40-2-18 **RESERVED.**