

**CHAPTER VII**  
**"R-1" - LOW DENSITY RESIDENTIAL ZONE**

(Ord. No. 90-5; 6/18/90)  
(Ord. No. 96-03; 05/02/96)  
(Ord. No. 00-04; 6/02/00)  
(Ord. No. 05-01; 10/07/05)

**SECTION 7.01 DESCRIPTION AND PURPOSE.** It is the intent of this district to provide for low density residential development at a maximum density of 3.22 dwelling units per acre. Lot sizes are permitted to vary, depending upon the availability of public utilities. The principal land use in this district will be detached single family dwelling units, although two-family units are permitted along major streets. Certain non-residential uses such as churches, schools, and day care facilities are also permitted on a special use basis, depending upon compatibility with adjacent land uses.

**SECTION 7.02 USE REGULATIONS.** Land and/or buildings in the "R-1" Zone may be used for the following purposes only:

- (a) One single-family dwelling on each lot.
- (b) Two-family dwelling units only upon arterial streets as illustrated in the Alpine Township Master Plan.
- (c) Adult foster care facilities.
- (d) Child and adult day care facilities which care for no more than six (6).
- (e) Public parks, playgrounds, community centers, and facilities therein or similar recreation uses owned and operated by a governmental agency or non-profit group.
- (f) Home occupations per Section 2.40 herein.
- (g) Uses and buildings customarily incidental or accessory to the principal use as regulated by Section 2.01 herein.
- (h) Antennas and towers not exceeding 35 feet in height subject to Section 2.42 herein. (Ord. 96-03; 5/2/96)
- (i) Private roads, as well as properties and developments utilizing private roads. (Ord. 00-04; 6/2/00)

**SECTION 7.03 SPECIAL USES.** The following uses may be permitted as a special land use when approval is obtained from the Planning Commission. Such uses are subject to the provisions of Chapter XXI herein.

- (a) Churches, synagogues, or similar houses of worship.
- (b) Municipal, state, federal, or educational administration or service buildings per Section 2.26 herein.
- (c) Essential public services per Section 2.10 herein.
- (d) Public and private elementary and high schools as well as public libraries, museums, and art galleries.
- (e) Child day care facilities which care for between seven (7) and twelve (12) children.
- (f) Adult day care facilities which care for between seven (7) and twelve (12) adults.
- (g) Golf course.  
(Ord. No. 05-01; 10/07/05)

**SECTION 7.04 HEIGHT REGULATIONS.** No building shall be erected to exceed thirty-five (35) feet in height or two and one-half (2-1/2) stories.

**SECTION 7.05 AREA REGULATIONS.** Buildings and structures shall not be erected or enlarged unless the following requirements are provided and maintained.

- (a) FRONT YARD - There shall be a front setback of not less than thirty-five (35) feet from each street right-of-way line which abuts the lot or parcel.
- (b) SIDE YARD - There shall be a side yard of at least five (5) feet on each side of a dwelling unit for single-family units and ten (10) feet on each side for two-family units.
- (c) REAR YARD - There shall be a rear yard of not less than fifty (50) feet.
- (d) LOT AREA AND WIDTH -
  - (1) For single family houses without public sewer, the minimum lot area shall be fifteen thousand (15,000) square feet, excluding road right-of-way or private easements, with a minimum lot width of forty (40) feet at the front lot line. This minimum lot width must then be expanded such that at the minimum required front setback there is a lot width of one hundred (100) feet. This minimum lot width of one

hundred (100) feet must be maintained throughout the entire remaining portion of the parcel.

- (2) For single family houses with public sewer available, the minimum lot area shall be thirteen thousand five hundred (13,500) square feet with a minimum lot width of forty (40) feet. This minimum lot width must expand so that there is a minimum lot width of ninety (90) feet at the minimum required front setback line. This minimum lot width of ninety (90) feet must be maintained throughout the entire remaining portion of the lot. Connection to available utilities shall be made prior to occupancy.
- (3) For two-family dwelling units, the minimum lot area shall be fifteen thousand (15,000) square feet with or without public utilities. The minimum lot width shall be forty (40) feet at the front lot line, expanding to one hundred (100) feet at the minimum required front setback line and then maintained throughout the remainder of the lot.

**SECTION 7.06 MINIMUM FLOOR AREA.** Each dwelling unit in this area shall have a minimum floor area according to the following:

- (a) **ONE-FAMILY DWELLINGS –**
  - (1) A one-floor house without full basement shall contain a minimum first floor living area of one thousand twenty-four (1,024) square feet.
  - (2) A one-floor house with full basement shall have a minimum first floor living area of nine hundred (900) square feet, provided, however, where existing platted lots in separate ownership have less than sixty-five (65) feet of street frontage, the required minimum first floor area is reduced to eight hundred (800) square feet.
  - (3) A house in which the second floor has less square feet than the first floor (expansion attic) shall have a minimum first floor area of eight hundred forty (840) square feet.
  - (4) A two-floor home shall have a minimum first floor area of seven hundred twenty (720) square feet. A two-floor home shall be one having two full floors above grade.
  - (5) A home having more than two floors excluding basement shall have a minimum of one thousand four hundred forty (1,440) square feet of living area, excluding basement.
- (b) **TWO-FAMILY DWELLINGS -**
  - (1) All two-family dwellings shall have a minimum floor area of seven hundred eighty (780) square feet for each unit.