

Sec. 211. R-1 single-family residential district.**(a) Purpose and intent of the R-1 zoning district.**

The R-1 district is the most restrictive residential district. The principal use of land is for single-family dwellings and related recreational, religious and educational facilities needed to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the single-family residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

(b) Uses allowed in the R-1 zoning district.

- (1) Principal uses, accessory uses and temporary uses that are allowed by right or by Special Use approval are listed on Table 2.2: Allowed Land Uses by Zoning District in Sec. 228.
- (2) Restrictions that apply to particular uses allowed by right or Special Use approval are referenced on Table 2.2, and are contained in Article 3 of this Development Code.

(c) Area regulations.

Unless otherwise specified in this Development Code, principal uses and lots in the R-1 single-family residential districts shall conform to the following requirements:

- (1) Minimum lot area: *[Amended March 2, 2010]*
 - a. 1 acre of upland containing suitable soils for a lot served by an individual well and on-site sewage management system;
 - b. ½ acre of upland containing suitable soils for a lot served by a public or community water system and on-site sewage management system; and
 - c. 10,000 square feet for a lot served by a public or community water system and sewerage system.
 - d. See Sec. 207(d) under which larger lots may be required by the Health Department for on-site sewage management systems.
- (2) Minimum lot widths:
 - a. At building line: 75 feet with both public/community water and public/community sewerage system; 100 feet with either public/community water, or public/community sewerage system; 150 feet with individual private well and individual sewage disposal system.
 - b. Greater lot widths at the minimum front building line or at the location of an on-site sewage management system may be required to meet Health Department requirements.

There may be other regulations required by the Camden County Environmental Health Department, Environmental Protection Division (EPD) and the Army Corps of Engineers.

- (3) Minimum front yard setback from right-of-way line: 25 feet.
- (4) Minimum side yard setback from property line: 15 feet.
- (5) Minimum rear yard setback from property line: 20 feet.
- (6) Maximum building height: 35 feet.