

SECTION 700. R-1 LOW DENSITY RESIDENTIAL DISTRICT

SUBDIVISION 701. PURPOSE

This district is intended to provide a district which will allow new residential development in those areas where such development fits the Baxter Land Use Plan and policies, and where municipal utilities are available.

SUBDIVISION 702. PERMITTED PRINCIPAL USES

- 702.1 Single family detached dwellings.
- 702.2 Parks and recreational areas owned or operated by governmental agencies.
- 702.3 Public schools, elementary, secondary and colleges and universities, or private schools having a curriculum equivalent to a public elementary, secondary school, college or university, provided that no principal structure or use shall be located within (50) feet of any lot line of abutting lot within any district.
- 702.4 Golf course, except club houses, miniature courses and driving tees operated for commercial purposes.
- 702.5 Churches, provided that no building shall be located within fifty (50) feet of any lot line of an abutting lot in any of the Classes of Residence Districts.

SUBDIVISION 703. PERMITTED ACCESSORY USES

- 703.1 Uses of land or structures, customarily incidental and subordinate to one of the principal uses unless otherwise excluded.
- 703.2 Private garage, parking spaces and carports for passenger vehicles.
- 703.3 Home Occupations as defined.
- 703.4 Swimming Pools (private).
- 703.5 Keeping of not more than two (2) boarders or roomers by a residential family.
- 703.6 The parking of one unoccupied recreational vehicle not exceeding thirty-two (32) feet in length.
- 703.7 Tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment.