27 Attachment 5

Township of Ferguson

[Amended by Ord. No. 11/16/2020]

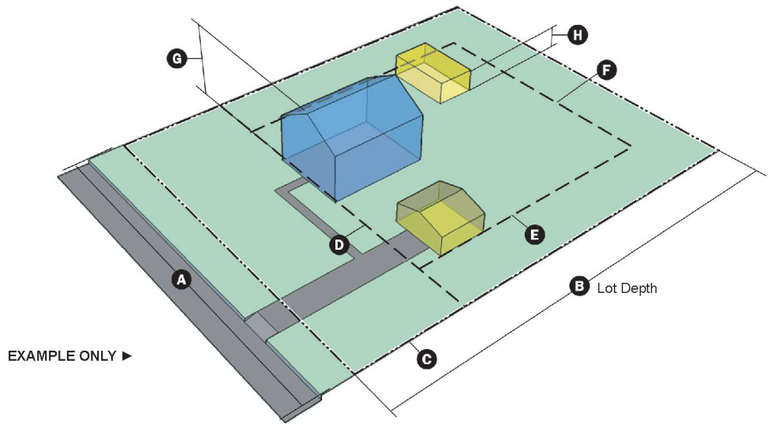
§ 27-205.5 – District – Single Family Residential (R1)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Single-Family Detached Dwellings	P
3	Group Homes	P
3	Model Homes	C
4	Community Garden	P
4	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
4	Park and Outdoor Recreational Facilities, Community, Public	P
4	Places of Assembly, Community	P
4	Schools, Public or Private	C
5	Emergency Services	P
5	Essential Services – Type 1	P

ACCESSORY USES					
Use	*Area and Bulk Categories*				
	1	*2*	*3*	*4*	*5*
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Bed and Breakfast (1-3 rooms)		P			
Building- and Ground-Mounted Solar Systems	P	P	P	P	P
Building- and Ground-Mounted Wind Systems	C	C	C	C	C
Community Garden	P	P	P	P	P
Family Child-Care Homes		P			
Farm Markets	P			P	
Group Child-Care Homes		C			
Home-Based Business, No-Impact (including Farm-Based Business, No Impact)		P			
Home Occupation – Type 1		P			
Short-Term Rentals		P			
Raising of Chickens		P			
Tutoring		P		P	

DIMENSIONS			AREA AND BULK CATEGORIES				
			1	2	3	4	5
Minimum		Ⓒ Lot Size	10 ac	10,000 sf	1 ac	2 ac	n/a
	Lot Width	at Building Setback Line	300 ft	80 ft	100 ft	100 ft	100 ft
		Ⓐ at Street Line	300 ft	50 ft	75 ft	100 ft	75 ft
	Setback	Ⓓ Front Yard, for Principal Use on Local/Collector Street	50 ft	25 ft	25 ft	50 ft	50 ft
		Ⓓ Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	50 ft
		Ⓔ Side Yard, for Principal Use	100 ft	10 ft	10 ft	30 ft	30 ft
		Ⓕ Rear Yard, for Principal Use	100 ft	30 ft	30 ft	50 ft	50 ft
Maximum	Height	Ⓖ Principal Structure	40 ft	40 ft	40 ft	40 ft	40 ft
		Ⓗ Accessory Structure	n/a	24 ft	24 ft	24 ft	24 ft
	Coverage	Building	n/a	30%	30%	30%	n/a
		Impervious Surface	5%	50%	50%	50%	n/a

AREA AND BULK CATEGORIES:
1 – conservation activities
2 – dwellings (off-site sewage)
3 – other residential uses (on-lot sewage)
4 – non-residential uses
5 – essential and emergency services



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception