

SECTION 2. R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

2.1-Purpose and Intent. The Residential District R-1 is hereby created in order that certain areas within the City of Philadelphia will be reserved exclusively for single-family residential and related uses. It is the intent of this ordinance that existing residential developments be protected from encroachment of undesirable and incompatible uses and new developments be constructed according to sound, reasonable, and desirable regulations as stated within this ordinance and related codes, ordinances and regulations of the City.

2.2-Permitted Uses. Within the Residential R-1 District as shown on the "Official Zoning Map, City of Philadelphia, Mississippi", the following use provisions shall apply:

1. Single family detached dwellings, but not including mobile homes or shell homes.
2. Public utility distribution facilities.
3. One (1) non-illuminated sign advertising the sale or rent of the land or buildings upon which it is located. Such sign shall not exceed four (4) square feet in area and shall be located at a point not less than one-half (1/2) the front yard depth from the street line. The sign may remain in place until no longer needed, provided it is kept in a non-deteriorating condition.
4. Customary signs in conjunction with residential usage, such as mailbox signs, names of residents and house numbers.
5. Non-commercial greenhouses, provided that no structure, odor or dust-producing substance or use shall be permitted within one hundred (100) feet of any property line and that no products shall be publicly displayed or offered for sale.
6. Accessory uses (after completion of main dwelling), provided such shall be permitted only in a rear yard and shall not be less than five (5) feet from any property line, not to exceed fifty percent (50%) of gross floor area of the primary use.
7. The renting of rooms within the residential structure, provided that the establishment shall possess all required permits and licenses. The number of persons accommodated in each bedroom shall not exceed two (2).
8. Customary home occupations, including the offices of a medical, legal, design artistic, religious or similar professional, conducted within the dwelling, provided that not more than one-fourth (1/4) of the total floor area of the structure shall be used for such occupation; and no external evidence of such occupation is visible except a non-illuminated sign not more than six (6) inches by eighteen (18) inches may be displayed.

9. Public Streets and Highways.

2.3-Conditional Land Uses. Within a Residential R-1 District as shown on the "Official Zoning Map, City of Philadelphia, Mississippi," the following conditional land use provisions shall apply: (uses permitted after public notice and hearing and approval by the Board of Alderman)

1. Churches and related accessory buildings, provided they are located on a lot fronting principal or minor arterial roads and are placed not less than twenty-five (25) feet from any other property line and shall maintain a front yard setback of at least forty (40) feet with required off-street parking spaces separated from property lines by a planted buffer at least five (5) feet in width and/or an impenetrable fence not less than three (3) feet in height. (All newly organized or relocated churches must be on a minimum three (3) acre lot.)

2. Public and private schools offering general education courses.

3. Public and semi-public recreational facilities including parks, playgrounds, lakes, golf courses and country clubs.

4. Bed and Breakfast Establishments

2.4 Area and Setback Regulations

1. Park and playground.

2. Sign or bulletin board, unlighted, not to exceed four (4) square feet in area pertaining to the lease, hire or sale of property, buildings or structures, which bulletin board or sign shall be moved as soon as the property, building or structure has been leased, hired or sold.

2.5 Area and Setback Regulations

Yards (See Appendix B)

Front: setback a minimum of not less than twenty-five (25) feet.

Rear: setback a minimum depth of not less than twenty-five (25) per cent of the lot provided such yard need not exceed twenty-five (25) feet.

Side: On interior lots of fifty (50) feet or less in width, at the building line, there shall be a side yard on each side of a building having a width of not less than ten (10) per cent of the width of the lot, provided that each side yard shall not be less than five (5) feet. For lots of more than fifty (50) feet in width, either of the side yards may be five (5) feet and the sum of the side yards shall be twenty (20) per cent of the lot width, but not to exceed twenty (20) feet in width.

On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage where the corner lot rears on the side of the lot facing the other intersecting street, in which case, there shall be a side yard on the corner lot on not less than fifty (50) percent of the front yard required on the lot abutting the rear of the corner lot or separated only by an alley. No accessory buildings on a said corner lot shall project beyond the front yard line of the lots in the rear, nor shall a building be erected, reconstructed, altered or enlarged, closer than five (5) feet to the line of the abutting lot to the rear.

Lot Width

A minimum of fifty (50) feet at building setback line.

Lot Area

A minimum of seven thousand and two hundred (7,200) square feet. For lots not served by public sanitary sewer, or a central sewage disposal system, the minimum lot size shall be determined by the State Board of Health and the City Engineer. The builder shall furnish a certificate from the State Board of Health which sets out the minimum size of each such residential lot.

Height Regulation

No building shall exceed thirty-five (35) feet in height.

Accessory Buildings

Not to exceed one (1) story in height nor be located not less than sixty (60) feet from the front lot line, nor less than the distance required for the main building from any side lot line; provided that if the accessory building is located within the rear yard, no clearance from a side line will be required. In the R-1 and R-2 Districts the utility services to accessory buildings shall be metered through the same meters as those serving the main building on the premises. The area of accessory buildings shall not exceed fifty (50) per cent of the area in the main building. An accessory

building may be constructed as a part of the main building, in which case the regulations controlling the main building shall apply.