

ARTICLE 6
SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT

Section 1. INTENT. The intent of the Single Family Residential District is to provide for low to medium density residential development with a limited number of institutional and recreational facilities permitted.

Section 2. PRINCIPAL PERMITTED USES. Only the following principal uses and structures shall be permitted in the (R-1) District:

- 2.1 Single family dwellings;
- 2.2 Churches, chapels, temples and similar places of worship;
- 2.3 Schools and colleges;
- 2.4 Publicly owned and operated buildings and facilities, excluding substations, transfer stations, treatment facilities, pumping stations, storage facilities and regular stations.
- 2.5 Publicly owned parks, playgrounds or other public recreational uses.
- 2.6 No raising or pasturing of livestock, poultry or other commercial domestic animals or birds.
- 2.7 Recreational facilities that are on at least a 3-acre site, maintain a 40-foot setback and landscape buffering between any residential properties and structures or recreational equipment, and maintain a 20-foot setback and opaque screening of fence, hedge or similar materials between any residential property and parking area.

Section 3. PERMITTED ACCESSORY USES AND STRUCTURES. The following accessory uses and structures shall be permitted in the R-1 District:

- 3.1 Private garage or carport;
 - 3.1-1 Private detached garages or carpots not intended for temporary purposes shall be required to have a roof and walls which comply with the requirements set forth in Article 4, Section 6.6-5.
- 3.2 Private swimming pools and tennis courts;
- 3.3 Private greenhouses not operated for commercial purposes;
- 3.4 Essential services;
- 3.5 Home occupations;
- 3.6 Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work;

- 3.7 Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions.
- 3.7-1 Utility or garden sheds for wholly residential uses shall be no larger than one hundred-twenty (120) square feet. Setback requirements for residential shed and storage units is three feet (3') side setback and three feet (3') rear setback.
- 3.7-2 Maximum height of accessory structures and uses in residential properties shall not exceed fifteen feet (15') in height.
- 3.8 Parking within the front yard of a residential property may be temporarily allowed for a travel trailer, camping trailer, a pick-up truck coach, auto camper or motorized home belonging to a guest of the property owner. A vehicle may park and occupy for temporary lodging on the same lot but not more than seven (7) days in a calendar quarter, only upon obtaining a special temporary permit from the chief of police or his/her designee.

Section 4. CONDITIONAL USES AND STRUCTURES. The following uses and structures may be permitted in the (R-1) District subject to provisions of Article 18 and 20 of this Ordinance and with the approval of the Board of Adjustment:

- 4.1 Two family dwellings (duplexes);
- 4.2 Hospitals, sanitariums, rest homes, nursing homes and convalescent homes;
- 4.3 Boarding or lodging houses;
- 4.4 Private clubs or fraternities;
- 4.5 Substations, transfer stations, treatment facilities, pumping stations, storage facilities, and regular stations;
- 4.6 Day nursery or nursery school;
- 4.7 Bed and Breakfast Home
- 4.8 Tea House

Section 5. BULK REGULATIONS. The following minimum requirements shall be observed subject to modification contained in Article 15.

- 5.1 Lot Area: The minimum lot area shall be:
Single family dwelling - twelve thousand (12,000) square feet per family
Other uses – twelve thousand (12,000) square feet minimum

- 5.2 Lot Width: The minimum lot width shall be eighty (80) feet,
- 5.3 Front Yard: The minimum front yard shall be thirty-five (35) feet.
- 5.4 Side Yard: The minimum side yard shall be eight (8) feet.
- 5.5 Rear Yard: The minimum rear yard shall be thirty (30) feet.
- 5.6 Maximum Height: No building shall exceed a height of thirty-five (35) feet, unless otherwise provided.
- 5.8 Percent of Developed Rear Yard: Accessory buildings and/or structures which are not a part of the main building shall not occupy more than thirty percent (30%) of the rear yard; however, this regulation shall not be interpreted to prohibit the construction of a four hundred forty (440) square foot garage in a rear yard.
- 5.9 Supplementary Regulations: See regulations prescribed in this Zoning Ordinance.

Section 6. ZONING PERMITS REQUIRED. Zoning permits shall be required in accordance with the provisions of Article 20 of this Ordinance.