

§ 4-101

**R-1 Single family residential district uses.**

<b>R-1 PERMITTED USES</b>	<b>SIC CODE</b>	<b>SIC DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
1. <b>Single-family dwelling</b> (other than manufactured or mobile home)	88	Private households	Two (2) for each dwelling unit
2. <b>School, government building or facility</b> (except jails)	82 91, 92, 93, 94, 95, 96	Public schools; General government, justice, safety & public order, except jails.	<u>School:</u> Two (2) per classroom or office, plus one (1) for each four (4) seats in senior high auditorium. <u>Other:</u> One (1) per 200 sq. ft. gross area
3. <b>Public park or playground, recreational facilities</b> such as tennis court, ballfield, swimming pool or golf course	7992, 7997	Public and membership recreation services	One (1) per 200 sq. ft. of building area plus four (4) for each golf hole
4. <b>Church, synagogue, temple, or place of worship</b> , including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, in permanent structures	8661	Religious organizations, churches, etc.	One (1) for each four (4) seats in main assembly room
<p><b>5. Accessory use on same lot with principal use, as follows:</b></p> <ul style="list-style-type: none"> <li>) private garage for motor vehicles;</li> <li>) open parking area for two motor vehicles per dwelling unit, may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling unit;</li> <li>) shed for storage of building or lot maintenance equipment;</li> <li>) private kennel for not more than three (3) dogs or three (3) cats, four (4) months of age or older, with minimum 6 foot fence for exterior kennel;</li> <li>) private swimming pool, including deck, bath house or cabana; boat dock;</li> <li>) private garden; greenhouse up to eight (8) feet high;</li> <li>) private tennis, outdoor recreation and picnic facilities</li> </ul>			

<b>R-1 CONDITIONAL USES</b> [approved by Zoning Administrator if all conditions are met]	<b>SIC CODE</b>	<b>SIC DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
<b>1. Public utility substation, water tower,</b> (see Chapter 5 for communication tower), provided all following conditions are met: a. structures enclosed by six (6) foot fence; b. no office, commercial operation, or storage of vehicles or equipment is permitted; c. a landscaped strip at least five (5) feet wide is planted and maintained along all exterior lot lines.	49	Electric, gas, water, sanitary services	One (1) space
<b>2. Cemetery,</b> provided all following conditions are met: a. minimum two (2) acre lot; b. no crematorium or dwelling except caretaker; front yard setback ten (10) feet from street right of way line; c. non-illuminated sign not over thirty (30) square feet in area or ten (10) feet in height.	6553	Cemetery	None
<b>3. Temporary contractor office and equipment          shed,</b> provided all following conditions are met: used in connection with construction on premises; a. must not cause traffic congestion or nuisance; for term up to one (1) year; may be renewed once.	1521	General contractors, single-family houses	One (1) for each 300 square feet of office area.
<b>4. Customary home occupation in single-family dwelling,</b> provided all following conditions are met: a. conducted inside dwelling by resident family members; b. utilizes not more than 25% of total dwelling floor area. c. no change in exterior appearance of dwelling; d. no outside display of products; e. no sale of products except those made on premises or consumables incidental to service; f. creates no health or safety hazard, noise, offensive emission, traffic hazard, unsightly condition or nuisance; g. activity is not visibly evident outside dwelling, except for a wall-mounted nonilluminated nameplate not over two (2) square feet in area.			

<b>R-1 SPECIAL EXCEPTIONS</b> [approved by Board of Zoning Appeals after hearing]	<b>SIC CODE</b>	<b>SIC DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
<b>1. Tourist (guest) home, as defined in §1-201</b>			One (1) for each guest room
<b>2. Private kindergarten, pre-school nursery, day care, provided the Board of Zoning Appeals determines:</b> a. applicable State regulations are met; b. minimum 20,000 square foot lot; c. structures minimum of 25 feet from residential property; d. conditions imposed for safety, traffic, impact on district; e. the use is compatible with the district.	8211     8351	Kindergarten (with academic program); Child day care services	One (1) per employee, plus one off-street drop off & pick up space
<b>3. Clustered single-family development, provided the Board of Zoning Appeals determines:</b> a. detached single-family units on minimum of 2 acre development parcel; b. maximum density of three (3) dwellings per acre; c. lot requirements per house may be waived; d. zero interior lot line setback may be allowed; e. adequate provisions for access and traffic safety; f. the use is compatible with the district.	8811	Private households	Two (2) for each dwelling unit
<b>4. Conversion of existing dwelling to multi-family, provided the Board of Zoning Appeals determines:</b> a. large dwelling (over 3,000 square feet in total area) existed prior to 1970, has little economic value or usefulness as single-family dwelling or other conforming use; b. minimum 25,000 square foot lot, plus 8,000 square feet for each dwelling unit over two; c. no enlargement or exterior change to building permitted; d. not more than 4 dwelling units are permitted; e. the use is compatible with the district.	N/A		Two (2) for each dwelling unit in rear yard
<b>5. Conversion of existing dwelling to bed and breakfast inn, provided the Board of Zoning Appeals determines:</b> a. all conditions for home occupation are met; b. provision of one (1) parking space per room. c. compliance with all State and local laws and ordinances. d. no meals other than breakfast may be served to guest. e. maintenance of a guest registry. f. advertising limited to one four (4) square foot sign mounted flat against a wall of the principal structure.	7011	Bed and breakfast inn	Location set by Board; minimum: 1 for each guest room plus 2 for resident innkeeper

**§ 4-102 R-1 Single family residential district regulations.**

The following regulations apply to all uses in R-1 districts:

Minimum residential lot area:	Twelve thousand (12,000) square feet
Minimum lot width at building line:	Eighty (80) feet
Minimum front yard depth:	Thirty-five (35) feet, or average of existing setbacks from same street in same block in district, but not less than twenty (20) feet
Minimum setback from second street frontage:	Side street on corner lot - 12 feet. Rear street on double frontage lot - 25 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 5 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 25 feet from interior rear lot line. <u>Accessory structure</u> - 5 feet from interior rear lot line.
Maximum structure height:	Thirty-five (35) feet to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over 30 inches high within 10 feet of street
Off street parking area requirements:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5