

5.2 R-1 RESIDENTIAL DISTRICT

5.2.1 Intent: This district is intended to provide for low-density residential uses consisting of single-family dwelling units and accessory structures.

5.2.2 Permitted Principal Uses And Structures: The following shall be permitted as uses by right:

1. Single family dwellings;
2. Nursery, primary and secondary education;
3. Public parks, buildings and grounds;
4. Child care homes;
5. Public uses: including but not limited to public parks, playgrounds, recreational uses, fire stations, public elementary and high schools, public utilities and utility distribution systems; and
6. Places of worship such as churches and synagogues.
7. Private Kennels

5.1.1 Permitted Accessory Uses And Structures:

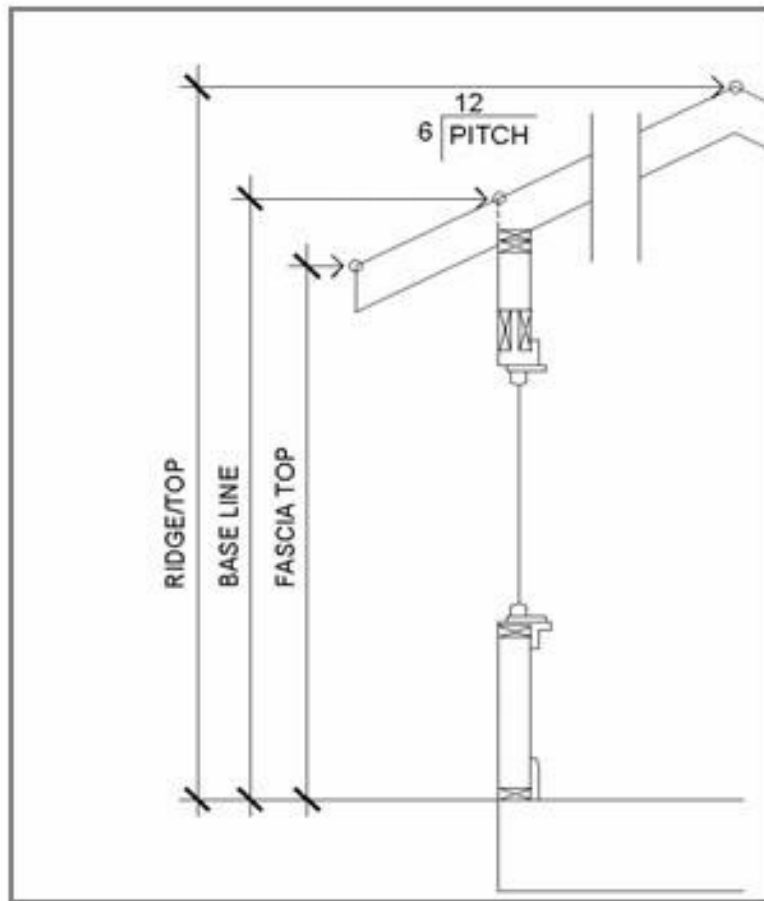
ACCESSORY BUILDING OR USE: A building or use that exhibits the following:

1. Constructed or located on the same lot as the principal building or use served, except as may be specifically provided elsewhere in this Ordinance.
2. Clearly incidental to, subordinate in purpose and area to, and serves the principal use; and
3. R-1 approved dwelling structure must exist prior to accessory building construction.

The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Article 8.2; and
2. Accessory uses and structures normally appurtenant to permitted uses and structures, provided that collectively the area(s) occupied:

- a. By all existing and proposed structures, do not exceed 33% of the entire lot area; and
- b. Collectively the area of all accessory structures shall not exceed 1064 square feet or 7% of the lot area up to 2,500 square feet, whichever is greater.
- c. The side wall height of an accessory structure does not exceed 11 feet, measured from the lowest door threshold to baseline roof height. Accessory structures with a side wall height in excess of 10 feet may be approved by application for special use permit in accordance with Article 6 of these regulations.



5.1.2 Permitted Special Uses: A building or premises may be used for the following purpose in the R-1 Residential District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Medical clinics;

2. Mortuaries;
3. Child care center;
4. Expansion of nonconforming uses;
5. Museum and art galleries;
6. Nursing homes;
7. Public and private golf courses;
8. Retirement homes;
9. Bed and breakfast homes;
10. Townhouses; and
11. Hospitals; and
12. Private garages not used for business or commercial uses;
13. Community Garden;

5.1.3 Prohibited Uses And Structures: All other uses and structures that are not specifically permitted or not permissible as special uses shall be prohibited from the R-1 Residential District.

5.1.4 Height And Area Regulations: The maximum height and minimum area regulations shall be as follows:

- a) General Requirements:

	Lot Area Square	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single family dwelling	10,500	75'	25'	5'	30'	35'
Other permitted uses	10,000	75'	25'	5'	30'	35'

- b) There shall be a required front yard setback of twenty-five (25) feet on each street side of a double frontage lot;
- c) Buildings on corner lots shall provide front yard setbacks of twenty-five (25) feet on one street side and fifteen (15) feet on the other front yard and designate remaining yards as one rear and

one side yard;

d) The side yard setback between individual units of two-family dwellings may be reduced to zero, if a one-hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

e) Building and structures shall not exceed thirty-five (35) feet in height.

5.1.5 Parking Regulations: Parking within the R-1 Residential District shall be in conformance with the provisions of Article 7 of this ordinance.