

## CHAPTER 7

### "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

SECTION 7.1 DESCRIPTION AND PURPOSE. This District is intended primarily for single-family dwellings, established at a building density greater than that permitted in the RR District. Certain agricultural activities are also permitted.

SECTION 7.2 PERMITTED USES. No building or part of a building in this District shall hereafter be used, erected, altered, or converted or land used in whole or in part except for:

1. One single-family dwelling on each lot with accessory uses, buildings, and structures as provided by Section 7.4.
2. The following agricultural uses with accessory agricultural uses as defined in this Ordinance provided the property contains 10 acres or more of land:
  - a. Farms for both general and specialized farming including the raising and storing crops, animal and poultry husbandry, dairying, and similar farming activities; provided that no farm shall be operated in such a manner as to cause offensive odors or disturbing sounds to adjacent property.
  - b. Greenhouses, nurseries, orchards, apiaries, vineyards, and other similar uses.
  - c. Accessory agricultural uses, buildings and structures as provided for in Section 7.5.
3. State-licensed, family day-care homes, adult day-care homes, foster-family homes, or foster-family group homes.
4. State-licensed, adult foster-care family homes.
5. Nature preserves, private and public parks less than 5 acres provided that all buildings shall be located at least 25 feet from adjoining lot lines.

SECTION 7.3 AUTHORIZED SPECIAL LAND USES The uses of land and structures listed in this Section may be permitted as special land uses within the "R-1" Single Family Residential District if approved by the Planning Commission as provided under the procedures Chapter 24 and subject to all general and specific standards applicable to the use contained there in:

1. Churches and other places of religious assembly, provided that all buildings shall be located at least 50 feet from adjoining lot lines (see Sec. 24.13B, 3).
2. Publicly-owned athletic grounds and athletic grounds owned by non-profit entities (not operated as commercial enterprises). The use shall be conducted on property of at least 10 acres in size and all buildings shall be located at least 50 feet from any adjoining lot line.
3. Parochial and private non-profit schools (not operated as commercial enterprises), and parochial and private for-profit colleges and universities,

provided that all buildings shall be located at least 50 feet from adjoining lot lines (see Sec. 24.13 B, 4).

4. Private and public parks 5 acres in size or larger, provided that all buildings shall be located at least 25 feet from adjoining lot lines.
5. Commercial landscaping operation, not including retail sales (see Sec. 24.13, B, 5).
6. State-licensed, group day-care homes, adult foster-care homes and adult foster-care small group homes (see Sec. 24.13, B).
7. Homes for the Elderly or Retired (see Sec. 24.13, B 11)
8. Attached Accessory Dwellings (see Sec. 24.13, B, 2)
9. Education and religious retreats (see Sec. 24.13, B, 6)
10. Public libraries, museums, and art galleries
11. Hospitals/Medical institutions for the treatment and care of people (see Sec. 24.13,B,10)
12. Cemeteries
13. Crematories
14. Mausoleums
15. Greenhouses with flower shops (see Sec. 24.13,B,5)
16. Country clubs and golf courses
17. Essential Services
18. Wireless Communication Facilities/Antenna and Towers Exceeding 35 feet(see Sec. 24.13,B,17)
19. Earth Removal, Sand and Gravel mining (see Sec. 24.13,B,8)
20. Solid-waste landfills
21. Major Regional Cultural Facilities such as public or semi-public zoos, botanical gardens, arboretums, nature preserves in excess of five acres and animal preserves (see Sec. 24.13,B, 7)

SECTION 7.4 ACCESSORY USES, BUILDINGS, AND STRUCTURES FOR SINGLE-FAMILY DWELLINGS. The following are permitted accessory uses, buildings, and structures when the principal use is that of a single-family dwelling:

1. A garage for the storage of motor vehicles owned and operated by an occupant of the dwelling on a lot, provided that no commercial vehicle exceeding one ton in capacity shall be parked or stored on any such lot.
2. One boat, motor home, travel trailer (but not mobile home), or any other type of trailer owned by the occupant of the dwelling may be stored (but not occupied) on the lot where the owner's dwelling is located. The boat, motor home, travel trailer, or trailer may be stored in the side or rear yard of the dwelling, but not within any portion of the minimum required side or rear yard of the dwelling. The boat, motor home, travel trailer, or trailer may not be stored in the front yard. A boat, motor home, travel trailer, or trailer that is parked in a driveway for more than 48 consecutive hours shall be deemed to be stored on the lot for the purposes of this Section 7.4.2.
3. Garden house, tool house, swimming pool, children's playhouse, or greenhouse, none used for commercial purposes.
4. A home occupation, subject to the provisions of Section 4.16 of this Ordinance.
5. Domestic animals limited to house pets for the enjoyment of the occupants of the dwelling and not for resale. The facilities in which the pets are housed shall not be located between the street and the dwelling and shall be maintained in a clean and healthful condition.
6. Horses (not for commercial use) may be permitted by the Board of Appeals provided that not more than 3 horses are allowed per dwelling and no open piles or accumulations of refuse or manure shall be permitted. The minimum lot size shall be 3 acres for the first horse and one additional acre for each additional horse, not exceeding 3 horses per dwelling.

**SECTION 7.5 ACCESSORY USES, BUILDINGS, AND STRUCTURES FOR AGRICULTURAL ACTIVITIES.** The following are permitted accessory uses, buildings, and structures when the principal use is an authorized agricultural use:

1. Barns, agricultural warehouses, storage plants, and processing plants for farm products, (excluding processing plants for animals which is not an authorized use), and such other buildings and activities connected with farm production as shall be approved by the Board of Appeals, provided any buildings for such accessory uses are located at least 75 feet from all lot lines.
2. Roadside stands owned and operated by the property owner which are incidental to a permitted principal agricultural use of the property. Sales at a roadside stand shall be limited solely to products grown on the property. A structure used in connection with the roadside stand shall be set back at least 35 feet from the road right-of-way. At least 5 off-street parking spaces shall be provided on the property.
3. Accessory buildings and structures customarily incidental to all or any of the above described agricultural uses such as tool sheds, garages, and other small accessory buildings which do not house animals and are not used for processing

but such accessory buildings or structures shall comply with the requirements of Section 7.8 except item 8 shall not apply.

SECTION 7.6 HEIGHT, YARD, BUILDING, AND AREA REQUIREMENTS.

1. Every lot which uses a private well as its water supply and a septic tank for its sanitary sewage disposal shall have:
  - a. Minimum lot area: 18,000 square feet
  - b. Minimum lot width: 100 feet measured at the minimum required front-yard setback
  - c. Minimum required building setbacks:

Front yard:	35 feet
Side yards:	Two side yards totaling 18 feet, the smallest being at least 7 feet
Rear yard:	50 feet
  
2. Every lot which uses either water or sanitary-sewage disposal, but not both, by a public or community system shall have:
  - a. Minimum lot area: 12,000 square feet
  - b. Minimum lot width: 80 feet measured at the minimum required front yard setback
  - c. Minimum required building setbacks:

Front yard:	35 feet
Side yards:	Two side yards totaling 18 feet, the smallest being at least 7 feet
Rear yard:	40 feet
  
3. Every lot which uses both water and sanitary-sewage disposal by a public or community system shall have:
  - a. Minimum lot area: 8,400 square feet
  - b. Minimum lot width: 70 feet measured at the minimum required front yard setback
  - c. Minimum required building setbacks:

Front yard:	35 feet
Side yards:	Two side yards totaling 18 feet, the smallest being at least 7 feet
Rear yard:	25 feet
  
4. The front, rear, and side yards shall be maintained across the entire width and length of the lot except for that space occupied by permitted detached accessory buildings as provided in Section 7.4 and 7.5. The yards shall be kept clear and unobstructed, and shall not be used for the storage of materials, rubbish, debris, or of any partially dismantled or unused vehicles or machinery.

5. No building shall exceed a height of 2½ stories or 35 feet, whichever is the lesser, except as otherwise provided by this Ordinance.

6. Each dwelling unit shall contain at least the following minimum floor areas:

Single-Story Unit with full basement	-	960 square feet on the first floor
Two-Story Unit with full basement	-	650 square feet on the first floor above grade. 1200 square feet total above grade
All Other Units	-	1,200 square feet of total living area

SECTION 7.7 YARD EXCEPTIONS.

1. When dwellings located on both sides of a proposed residential building and within 200 feet on either side thereof have front-yard setbacks either greater or lesser than 35 feet, the setback line of the proposed residential building shall be the same as the average of said existing dwellings, provided that no such new setback line shall be less than 20 feet nor more than 50 feet.

2. General provisions for corner lots are as follows:

- a. Corner lots have more than one required front yard, and the front setback shall be measured from all front lot lines.
- b. For corner lots with 2 front yards, the remaining setbacks shall be a rear and a side setback as determined by the Zoning Administrator. For a corner lot with 3 front setbacks, the remaining setback shall be a rear setback.
- c. If the width of the lot is less than 100 feet, the secondary front yard may be reduced 1 foot for each increment of 2 feet that the lot is lesser than 100 feet wide. Notwithstanding the foregoing, no secondary front yard shall be less than 25 feet.
- d. The width of a corner lot shall be determined by the entire length of that front line which is opposite the rear lot line.

**SECTION 7.8 AREA AND LOCATION OF DETACHED ACCESSORY BUILDINGS.** When the principal use is that of a single-family dwelling, accessory buildings shall meet the following standards:

1. No accessory building shall be located forward of the front wall of the principal building.
2. The minimum setback from a side lot line shall be the same as required for the principal building as specified in Section 7.6.
3. The minimum setback from the rear lot line shall be at least 3 feet.
4. When an accessory building is located on a corner lot, it shall meet the front-yard setback requirements as specified in Section 7.7(2).
5. An accessory building shall not be built on a lot or parcel where no principal building exists.
6. An accessory building shall not be used for living quarters for human beings.
7. An accessory building used as living quarters for horses as approved by the Zoning Board of Appeals in Section 7.4(6) shall be located at least 75 feet from all lot lines.
8. All detached accessory buildings shall comply with the following regulations for the total square footage of all detached accessory buildings allowable in aggregate per lot.

Lot Size	Total Maximum Square Footage of All Detached Accessory Buildings Combined	Maximum Height to the Midpoint of the Roof
Less than 1 acre	720 square feet or 5% of the lot's total area, whichever is less	16 feet
1 to 2 acres	900 square feet	18 feet
More than 2 acres	1,800 square feet	20 feet