

## 4.8 RESIDENTIAL DISTRICT (R-1)

### (1) **Purpose and Intent.**

The purpose of the R-1 District is to provide a means of obtaining the residential goals and objectives of the Town's Comprehensive Plan. The R-1 District is to provide sufficient space in appropriate locations for residential development to meet the housing needs of the community's present and expected future population, with due allowance for the need for a choice of sites. The intent of this District is to provide dwellings at low densities.

### (2) **Permitted Uses.**

The following uses are permitted in the R-1 Zoning District:

- (A) One single-family dwelling and one private attached or unattached garage for each residential lot.
- (B) Churches and all affiliated uses, grade schools and libraries.
- (C) Municipal buildings, except sewage plants, garbage incinerators, landfills, warehouses, garages, shops, and storage yards.
- (D) Public parks, playgrounds, recreational and community center buildings and grounds.
- (E) Uses customarily incident to any of the above uses; provided that no such use generates traffic, odor, or noise that would create a public or private nuisance.
- (F) Gardening, including truck gardens, nurseries, greenhouses
- (G) Keeping of small animals to include up to 10 rabbits, 3 dogs, or 3 cats which must be confined to the owner's premises.
- (H) Accessory buildings, including buildings clearly incidental to the residential use of the property, provided that no accessory building may be used as a separate dwelling unit and provided that **all** of the following requirements are met:
  - 1. There shall be no more than two (2) accessory buildings.
  - 1. The cumulative area of an accessory building or buildings shall not exceed 864 square feet.

2. The maximum height of an accessory building shall be 14 feet measured from floor to peak.
  3. The appearance of an accessory building must closely match that of the principle structure on the property.
- (I) Community living arrangement which has a capacity for 8 or fewer persons being served by the program provided that it is located at least 2,500 feet from any other such facility.

**(3) Conditional Uses.**

A conditional use in the R-1 District is to permit the following uses only after public hearing and approval of the Planning & Zoning Committee. The Committee shall review the applicable facts pertaining to the proposed conditional use according to the standards established in Section 5 of this Ordinance.

- (A) Professional Offices or Home Occupation. Professional offices or home occupation, when such office or occupation is conducted solely by one or more members of the resident household, entirely within the residence, incidental to the residential use of the premises, does not involve any external alteration that would effect a substantial change in the residential character of the building and complies with all of the requirements set forth in Section 13 of this Ordinance.
- (B) Public Buildings. Public buildings such as colleges and universities, private music schools, dance schools, business schools, and vocational schools, but not to include sewage disposal plants, garbage incinerators, warehouses, garages, shops, or storage areas.
- (C) Institutions. Institutions of a charitable or philanthropic nature, libraries, museums, other community buildings, private clubs, and fraternities, except those whose principal activity is a service customarily carried on as a business.
- (D) Transmission. Telephone, internet, and electric transmission lines, buildings, or structures.
- (E) Medical. Nursing homes, hospitals, sanitariums and clinics with two or more doctors when located on a collector street.
- (F) Community Living for 9 or More Persons. Community living arrangement having a capacity for 9 or more persons being served by the program, provided that it is located at least 2,500 feet from any other facility, and that the design of the structure and landscaping is compatible with the surrounding neighborhood.

- (G) Family Dwelling. One two-family dwelling and one private attached or unattached garage per living unit, provided that the square footage of the garage shall not exceed the lesser of the following:
  1. The greater of 864 square feet or 40% of the livable floor area of the living unit; or
  2. The lesser of 1,200 square feet or 100% of the livable floor area of the living unit. Livable floor area of the living unit shall not include garage, breezeway, unfinished attic, or unfinished basement.

**(4) Requirements for Permitted and Conditional Uses.**

- (A) Minimum Lot Size: 10,000 sq. ft.
- (B) Maximum Lot Size: 1 acre
- (C) Maximum Building Height: 35 ft.
- (D) Minimum Front Yard Setback: 25 ft.
- (E) Minimum Rear Yard Setback: 25 ft.
- (F) Minimum Side Yard Setback: 8 ft. (20 ft. both sides)
- (G) Accessory Buildings Side Setback: 3 ft.
- (H) Minimum Lot Width at Building Front Setback: 70 ft.
- (I) Minimum Lot Frontage on Public Road: 70 ft.
- (J) Minimum Lot Area Per Two Family Dwelling: 12,000 sq. ft.
- (K) Minimum Floor Area for Single Family: 1,300 sq. ft.  
above grade
- (L) Minimum Floor Area for Two Family: 1,000 sq. ft.  
above grade
- (M) Off-Street Parking, Residential: 2 spaces per family
- (N) Off-Street Parking, Public Gathering: 1 space per 5 seats if applicable or 1 space per 200 sq. ft. of building.
- (O) Maximum Lot Coverage Ratio of All Buildings: not to exceed 12.5% of total lot.

- (P) Two Family Dwelling Ratio: Not more than one (1) two family dwelling per four (4) single family dwellings, or not more than one (1) two family dwelling per four (4) acres of land under a single ownership within the district.
  
- (Q) Front Yard Setbacks: All front yard setbacks are to also refer to Section 8.1 of this Ordinance for setbacks on Federal, State and County roads.