

ARTICLE 2. LIMITED RESIDENTIAL DISTRICT (R-1)

2-1 Statement of Intent

This district shall be composed of quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage an enjoyable environment for family life, and to prohibit all activities of a commercial nature. To these ends, development is limited to single family dwellings providing homes for the residents plus certain other uses, such as schools, parks, churches and public facilities that serve the residents of the district.

2-2 Use Regulations

In a Limited Residential District (R-1), no building or land shall be used and no building shall be erected which is intended, arranged or designed to be used for other than one or more of the following uses:

- Single-family dwellings
- Schools, churches, playgrounds and parks
- Home occupations as defined in Article 18.24**
- Accessory building as defined in Article 18.2*
- Renting of private rooms to non-transients such as school teachers, students, and the like.

Poles, lines, transformers, pipes, meters, water and sewer systems and/or other facilities necessary for the provision and maintenance of public utilities; provided that only one line of poles will be allowed in any street.

Private garages or carports attached to the main building shall be considered part of the main building.

2-3 Area Regulations

All dwellings and buildings in this district shall be served by a public or private water system.

For residential lots served by municipal (or private) water and sewage disposal systems, the lot area shall not be less than fifteen thousand (15,000) square feet (100 x 150).

For residential lots served by a municipal (or private) water system but having individual sewage disposal, the lot area shall not be less than twenty thousand (20,000) square feet subject to Health Department approval.

For residential lots and other permitted uses, which have neither public (or private) water nor sewer systems, the lot area shall be not less than twenty-four thousand (24,000) square feet, subject to Health Department approval.

2-4 Setback Regulations

No building or accessory building shall be located closer than fifty (50) feet to the front street or road right-of-way line except for existing "built-up" streets that must conform to the existing pattern. This shall be known as the "setback."

2-5 Frontage Regulations

The minimum width of any lot at the setback distance shall be eighty (80) feet.

2-6 Yard Regulations

Side: The side yard for the main building shall not be less than fifteen (15) feet; and for accessory buildings, it shall not be less than ten (10) feet.

Rear: The main building shall have a rear yard of not less than thirty-five (35) feet; and accessory buildings shall have a minimum of five (5) feet.

2-7 Special Provisions for Corner Lots

Of the two (2) sides of a corner lot, the front shall be deemed to be the shortest of the two (2) sides fronting on streets.

The side yard on the side abutting the side street shall be not less than twenty (20) feet for both main and accessory buildings.

2-8 Height Regulations

No buildings shall be erected to contain more than two and one-half (2 ½) stories nor to exceed thirty-five (35) feet in height except that:

These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flag poles, television antennae and radio aerials.

All accessory buildings shall be less than the main building in height.

2-9 Off-Street Parking

Refer to Article 10

2-10 Signs

Refer to Article 12

*** 18-2 Accessory Use or Building**

A subordinate use or detached building customarily incidental to and located upon the same lot occupied by the main use or building, provided that no such accessory building shall be used for housekeeping purposes.

**** 18-24 Home Occupation:**

An occupation carried on by the occupant of a dwelling in a residential zone as a secondary use in connection with which there is no exterior display nor advertising on premises, and not more than one (1) person is employed; other than members of family residing on the premises; including, but not limited to, such occupations hairdressers, dressmaking and alterations, preparation of foodstuffs and confectionery; medical and architectural profession.