

§303. R-1 Residence District.

303.1 Permitted Principal Uses -

- A. Single family detached dwelling
- B. Attached single family dwelling (townhouse)
- C. Two family dwelling
- D. (reserved for future use)
- E. Church, including church hall, educational building and/or single family residence of the minister, priest or rabbi
- F. Elementary or secondary school
- G. Municipal recreation ground.
- H. Municipal and public utility structure, facility and/or right-of-way but not including offices or maintenance facilities
- I. In-home employment activities of an office related nature that are clearly secondary to the use of the dwelling for living purposes provided that: activities are limited to residents of the dwelling unit; operations utilize no more than 15% of the ground floor area of the dwelling structure; and, there is no on site distribution of products or on site contact with patrons, customers, associates or similar individuals

303.2. Accessory Uses -

- A. Garage for the storage of vehicles and goods belonging to the residents of the property
- B. Parking area for licensed vehicles of residents of the property (see §404)
- C. Children's playhouse, garden equipment shed, housing for domestic pets, swimming pool, game court, patio, and/or greenhouse for the use of residents of the property.
- D. Outside storage of camping trailer, boat and/or recreation equipment owned or leased by the residents of the property for their personal use, provided such equipment is stored in the off-season behind the dwelling structure
- E. Construction equipment utilized by the occupant of the property in his business and parked behind the front line of the dwelling on the property or in a garage
- F. Signs (see §405)
- G. Yard, porch or garage sale (see §202)

303.3 Conditional Uses (See Part 5) -

- A. Convalescent or retirement home or hospital
- B. Day care/family home and day care center
- C. Home occupation

- D. Garden or walk-up apartment dwelling building or residential planned development
- E. Non-profit community club or national fraternal, social or service organization
- F. Funeral home or cemetery
- G. Business or Professional Office
- H. Conversion apartment

303.4 Dimensional Requirements -

A. Minimum lot area -

- (1) Single family detached dwelling - three thousand (3,000) square feet
- (2) Attached single family dwelling - thirteen hundred fifty (1,350) square feet
- (3) Two family dwelling - four thousand (4,000) square feet
- (4) All other principal permitted and conditional uses - six thousand (6,000) square feet

B. Minimum lot width -

- (1) Single family detached dwelling - forty feet (40')
- (2) Attached single family dwelling - eighteen feet (18')
- (3) Two family dwelling - fifty feet (50')
- (4) All other principal permitted and conditional uses - sixty feet (60')

C. Minimum front yard depth - fifteen feet (15')

D. Minimum side yard depth -

- (1) Side yard not abutting a street - not less than five feet (5') each of two side yards, or a total of twenty percent (20%) of lot width for both yards whichever is greater
- (2) Side yard abutting a street - ten feet (10')

E. Minimum rear yard depth -

- (1) Principal buildings - twenty-five feet (25')
- (2) Accessory buildings - five feet (5')

F. Maximum lot coverage by principal permitted use - forty percent (40%) of lot area

G. Maximum density for multi-family buildings -

- (1) Attached single family dwellings (townhouses) - not more than fourteen (14) dwellings per acre

- (2) (reserved for future use)
- (3) One acre equals 43,560 square feet

H. Maximum building height (see §403) -

- (1) Principal permitted or conditional use - three (3) stories or forty feet (40'), whichever is less
- (2) Accessory buildings - fifteen feet (15')

(Ordinance 1076, October 18, 1984, Art. III, §3.3; as amended by Ordinance 1099, May 26, 1988; as amended by Ordinance 1141, February 22, 1996; as amended by Ordinance 1228, December 17, 2015, as amended by Ordinance 1236, February 16, 2017)