

#### 4.10 Residential District One (R-1)

##### (1) Purpose and Intent of Residential District One (R-1)

The purpose of the R-1 District is to provide a means of obtaining the residential goals and objectives of the Town's Smart Growth 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 this District:

- (A) One single family dwelling and one private garage for each residential lot.
- (B) Gardening and private greenhouses.
- (C) Public parks, playgrounds, recreational and community center buildings and grounds.
- (D) Churches and all affiliated uses, grade schools and libraries.
- (E) Municipal buildings, except sewage plants, garbage incinerators, landfills, warehouses, garages, shops, and storage yards.
- (F) Accessory buildings, including buildings clearly incidental to the residential use of the property; provided, however, that no accessory building may be used as a separate dwelling unit. There shall be no more than one (1) accessory building per lot.
- (G) 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.
- (H) The keeping of chickens pursuant to Section 4.3(14) hereof. (***Amended by Ordinance 2021-02***)

##### (3) Conditional Uses

A conditional use in this district is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

- (A) Home occupation, when such occupation is incidental to the residential use of the premises and does not involve any external alteration that would affect a substantial change in the residential character of the building.

(B) Professional offices, when such office is conducted solely by a member or members of the resident family, entirely within the residence and incidental to the residential use of the premises.

(C) Telephone, telegraph and electric transmission lines, buildings or structures.

(D) Two-family dwellings.

(E) Preschools, day care centers and nursery schools.

(F) Water-storage facilities and accessory structures.

(G) Additional accessory building(s) clearly incidental to the residential use of the property, provided, however, that no accessory building(s) may be used as a separate dwelling unit.

(H) Farm produce stand in non-residential structure in existence on December 6, 1982, provided such structure is the only structure on the premises.

(4) Requirements for Permitted and Conditional Uses.

Within the R-1 District the following standards shall apply:

(A) Minimum Lot Area (sewered) ----- 8,000 sq. ft.

(B) Minimum Lot Area (unsewered) ----- 40,000 sq. ft.  
\*Unless a smaller lot area is approved in writing by county sanitarian.

(C) Minimum Lot Area Per Two Family Dwelling (sewered) ----- 10,000 sq. ft.

(D) Minimum Lot Area Per Two Family Dwelling (unsewered) ----- 55,000 sq. ft.  
\*Unless a smaller lot area is approved in writing by county sanitarian.

(E) Setback (sewered)

Front Yard ----- 25 ft.

Rear Yard

Principal Buildings ----- 12 ft.

Accessory Buildings ----- 5 ft.

Side Yard

Principal Buildings -----8 ft. minimum total of 20 ft both sides

Accessory Buildings ----- 5 ft.

Lot Width At Building Line ----- 70 ft.

***(Amended by Ordinance 2020-05)***

(F) Setbacks (unsewered)

Front Yard ----- 50 ft.

Rear Yard

Principal Buildings ----- 12 ft.

Accessory Buildings ----- 5 ft.

Side Yard

Principal Buildings ----- 5 ft.

Accessory Buildings ----- 5 ft.

Lot Width at Building Line ----- 100 ft.

*(Amended by Ordinance 2020-05)*

(G) Maximum Building Height ----- 35 ft.

(H) Maximum Accessory Building Height-----see paragraph  
4.3(12)(A)(ii) of Section 4 of this Ordinance.

(I) Minimum Lot Frontage On Public Road ----- 50 ft.

(J) Off Street Parking, Residential ----- 2 spaces per family

(K) Off Street Parking, Public Gathering ----- 1 space per 5 seats  
if applicable or 1 space per 200 sq. ft. of building

(L) Minimum Floor Area Per Family

Single Family Dwelling ----- 1,000 sq. ft.

Two-Family Dwelling ----- 900 sq. ft.

(M) Maximum Lot Coverage Ratio of All Buildings

(sewered) -----Not to exceed 25% of total lot

(N) Maximum Lot Coverage Ratio of All Buildings

(unsewered) -----Not to exceed 12.5% of total lot

(O) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on Arterial, Collector, and Local Roads.