

Section 1. R-1 Single-Family Residential District

1.1 Purpose of the District

The purpose of this district is to provide for low-density residential development on spacious lots in areas which are, or which are expected to become, generally urban in character, but where sanitary sewers and public water supplies may or may not be available at time of construction, together with such churches, recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.

1.2 Permitted Uses

A building or land shall be used only for the following purposes:

1. Detached single-family dwellings.
2. Farms, truck gardens, orchards, and nurseries for growing or propagation of plants, trees, or shrubs, including temporary stands for seasonal sales of products raised on the premises, but not including the raising for sale of birds, bees, rabbits, or other animals, fish, or other creatures to such an extent as to be objectionable to surrounding residences by reason of odor, dust, noise, or other factors, and provided that no retail or wholesale business office or store is permanently maintained on the premises.
3. Churches, rectories, parish houses, convents and monasteries, temples, and synagogues, provided that churches, temples, or synagogues erected after the date of passage of this Ordinance shall have their principal means of access from a major street and shall be located on a lot of at least two acres in area.
4. Golf courses, not lighted for night play and not including miniature golf courses, putting greens, driving ranges, and similar activities operated as a business, but including a building for a golf shop, locker room, and snack bar as an accessory use to a permitted golf course, provided that no such building is located closer than 100 feet to adjoining property lines. Practice greens and tees may accompany a standard nine-hole or eighteen hole golf course occupying at least 75 acres.
5. Public and private forests, wildlife reservations, and similar conservation projects.
6. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, round houses, power houses, interlocking towers, and fueling, sanding and watering stations.
7. Recreational uses such as tennis courts, swimming pools, and other similar activities operated exclusively for the use of private membership and not for commercial purposes,

provided that no such use, structure, or accessory use is located closer than 50 feet, to any adjoining property line unless such property line fronts a public street or waterway with rights-of-way not less than 25 feet, in which instance the required setback need not exceed 25 feet, and provided further that all such facilities must be located on a site having a minimum of two acres.

1.3 Permitted Accessory Uses

1. Open.
2. Domestic storage in main building or in an accessory building.
3. Garage, private.
4. Home barbecue grills.
5. Home occupations in a main building or accessory building.
6. Keeping of small animals, insects, reptiles, fish, or birds, but only for personal enjoyment or household use and not as a business.
7. Playhouses, without plumbing, with floor area limited to 150 square feet and head room limited to five feet.
8. Servants quarters and guest quarters (not for rent).
9. Storage of a boat trailer or camp trailer or a boat not exceeding 25 feet in length, but not in a front yard.
10. Swimming pools and game courts, lighted or unlighted, for use of occupants or their guests.
11. Temporary buildings, the use of which is incidental to construction operations for sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years of the time of erection of such temporary buildings, whichever is sooner.
12. Accessory off-street parking and loading spaces. Open or enclosed space for parking one commercial vehicle of not more than one ton capacity and used by the occupant of a dwelling shall be permitted as accessory.

1.4 Permitted signs

Subject to the general sign regulations of Article 6 and consisting of accessory non-illuminated or indirectly illuminated signs as follows:

1. A name plate, limited in area to two square feet, to identify the owner or occupant of a dwelling or building.
2. A private directional sign, limited in area to two square feet.
3. No trespassing or no hunting signs, without limitations on number or placement, limited in area to two square feet.
4. A sign, limited in area to two square feet, for identification of a permitted home occupation.
5. A sign, limited in area to 20 square feet, advertising products raised on the premises.
6. A sign, limited in area to 10 square feet, for identification of a farm or estate or a subdivision or its occupants.
7. A customary church bulletin board, limited in area to 20 square feet.
8. A sign, limited in area to 20 square feet, for identification of permitted public and semi-public uses, recreational uses, or clubs.
9. A temporary, non-illuminated sign, limited in area to six square feet, advertising real estate for sale or lease or announcing contemplated improvements of real estate on which it is placed.
10. A temporary sign, erected in connection with new construction work and displayed on the premises only during such time as the actual construction work is in progress.
11. Temporary signs at appropriate locations, on or off the premises, for directing the traveling public, truck deliveries, and employees to subdivision or community, construction site or excavation, airport, marina, or other center of employment or visitor center or recreation facility in an insolated area, limited in area to six square feet and subject to approval of location, design, and wording by the Administrator. This permitted sign is not intended as an ordinary advertising device.

1.5 Height, Area, and Bulk Requirements

Requirements for minimum lot area, yards, and open space, and maximum height are contained in the Table of District Regulations, page 6.

1.6 Reference to Additional Regulations

The regulations contained in this article are supplemented or modified by regulations contained in other articles of this Ordinance, especially the following:

Article 7, Off-Street Parking Regulations
Article 8, Off Street Loading Regulations
Article 9, Conditional Uses
Article 10, Supplementary Height, Area, and Bulk
Article 12, The Zoning Hearing Board, Exceptions and Variances
Definitions are contained in Article 13.