

ARTICLE 4
R-1 RESIDENTIAL DISTRICT

SECTION 4.01 INTENT

The R-1 Residential District is designed to be the most restrictive of the Residential Districts. The intent of this district is to:

- A. Provide an environment of predominately low-density, one and two-family dwellings where public water and sewer are available or may conceivably be available in the future, along with residentially related facilities which serve the residents of the district;
- B. Encourage the preservation, rehabilitation and construction of one and two-family dwellings, while allowing more intensive quasi-residential uses which traditionally have minimal impact when located on larger size lots;
- C. Discourage the continuance of existing nonconforming uses, buildings and structures which detract from the long term viability of residential properties;
- D. Discourage land uses which may generate excessive traffic, noise, odors or other disruptive impacts in a residential area;
- E. Prohibit any land use which would substantially interfere with the development, utilization or continuation of one and two-family dwellings in the district.

SECTION 4.02 PRINCIPAL USES PERMITTED

In the R-1 Residential District, no building or land shall be used and no building or structure shall be erected except for one or more of the following specified uses, including any special conditions listed below or provided for elsewhere in this Ordinance:

- A. Single and Two-Family Dwellings;
- B. Family Day Care Homes;
- C. Essential services, such as public service/utility structures, telephone exchange structures, electric transformer stations and substations and gas regulator stations and uses, provided there is no outdoor storage yard. When operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity, the architecture shall be in keeping with the surrounding uses;

- D. Publicly owned and operated parks and playgrounds.

SECTION 4.03 SPECIAL USES

The following Special Uses may be permitted in an R-1 Residential District upon review and approval by the Zoning Board of Appeals in accordance with the general standards for all Special Uses found in Article 15:

- A. Religious Institutions;
- B. Public, parochial and private schools offering courses in general education;
- C. Municipal Buildings and Uses;
- D. Hospitals;
- E. Nursing Homes;
- F. Group Family Day Care Homes;
- G. Bed and Breakfasts;
- H. Wayside Stands.
- I. Day Care Centers, when operated in conjunction with and accessory to a school or religious institution.

SECTION 4.04 ACCESSORY USES AND STRUCTURES

The following accessory uses and structures shall be permitted only when constructed, located and operated accessory to a principally or specially permitted use in the R-1 Residential District:

- A. Garages;
- B. Utility Sheds;
- C. Swimming Pools;
- D. Decks;
- E. Fences;
- F. Satellite Dish Antenna;

- G. Home Occupations, subject to the provisions of Section 14.18;
- H. Any other accessory uses, buildings and structures determined by the Zoning Board of Appeals to be customarily incidental to any of the principally or specially permitted uses allowed in the R-1 Residential District.