

ARTICE VI
R-1 RESIDENTIAL DISTRICTS

Section 6.01 USES PERMITTED.

- (a) one family dwellings
- (b) two family dwellings
- (c) home occupation
- (d) accessory buildings or structures and uses customarily incidental to any of the above listed uses when located on the same property.

Section 6.02 USES REQUIRING SPECIAL EXCEPTION PERMITS.

- (a) public, parochial, private and nursery schools, churches, community buildings and day care centers.
- (b) truck gardens and nurseries, tourist campsite, cemeteries including animal cemeteries.
- (c) public utility buildings such as substations, transformer stations and regulator stations without service or storage yards.
- (d) public hospitals, mental institutions, sanitariums, rest homes and funeral homes.
- (e) accessory buildings or structures and uses customarily incidental to any of the uses listed in this section when located on the same property.

Section 6.03 BUILDING HEIGHT.

In R-1 Districts no residential building, hereafter erected or altered, shall exceed thirty-five (35) feet or two and one-half (2 1/2) stories in height. Provided, however, public and semi-public buildings, churches, cathedrals, temples, hospitals or schools may be erected to a height of fifty-five (55) feet when set back from all lot lines not less than one (1) foot, in addition to required yard dimensions, for each foot such building exceeds thirty-five (35) feet in height.

Section 6.04 CORNER LOT, SPECIAL REQUIREMENTS.

All corner lots shall have a lot frontage of not less than fifty (50) feet wide at the street line and ninety (90) feet wide at the building line and shall not be less than 10,000 square feet in total area.

Section 6.05 LOT AREA, FRONTAGE, AND YARD REGULATIONS.

The following minimum requirements shall apply.

	Lot area Sq. Ft.	<u>Lot Frontage</u>		<u>Side Yards*</u>		Front Yard	Rear Yard
		Street Line	Building Line	Least Width	Sum		
Dwellings							
One family	8000	35'	80'	8'	18'	25'	25'
Two family	11000	40'	100'	8'	18'	25'	25'
Other uses	16000	100'	100'	12'	24'	25'	25'

* In the case of corner lots, the side yard abutting a street shall be considered the same as a front yard and shall meet the setback requirements indicated therefor.

** In the case of a 60' wide street or less, the front yard and side yard setbacks (if a corner lot) shall be 20' from the property line. The side yard abutting a street shall be considered the same as a front yard and shall meet the setback requirements indicated therefor. 9/16/13

Section 6.06 MAXIMUM LOT COVERAGE.

Lot coverage shall not exceed 30 percent in the R-1 Districts.