

303. R-1 Residence District.

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 grounds
  - 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
  
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)
  
3. Conditional Uses (See Part 5) -
  - A. Convalescent or retirement home or hospital
  - B. Day care/family home and day care center
  - C. Boarding or lodging home
  - D. Halfway house or foster care
  - E. Home occupation
  - F. Garden or walk-up apartment dwelling building or residential planned development
  - G. Non-profit community club or national fraternal, social or service organization
  - H. Funeral home or cemetery
  - I. Business or Professional Office
  - J. Conversion apartment
  - K. Institutional facility

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')