

**Sec. 304 LOW DENSITY RESIDENTIAL DISTRICT, R-1.**

Sec. 304:1 PURPOSE.

The R-1 Low Density Residential District is established to provide areas for single-family residential development and to limit and prohibit business, commercial or industrial use of land in the said district, except special land uses which are determined to be appropriate for neighborhood and residential services, and which do not adversely affect the character of the district. It is further the purpose of the R-1 District to minimize and discourage traffic other than that necessary to service residences, and to limit the need for public services to those required in orderly residential areas. District regulations have been designed to accommodate several levels of developmental density based on the availability of utilities and environmental character of the area.

Sec. 304:2 DISTRICT REGULATIONS.

All principal, accessory, and conditional uses and structures in the R-1 District shall be subject to the area, location and height restrictions as specified in the Schedule of District Regulations (Section 320).

Sec. 304:3 PERMITTED USES AND STRUCTURES.

Within any R-1 District, no structure or premises shall hereafter be used, erected, converted or altered externally in whole or part if said use is not in accordance with the intent of this Ordinance, except as otherwise provided in this Ordinance, for any other than one or more of the following uses.

Sec. 304:4 PRINCIPAL USES AND STRUCTURES

1. Single family detached dwellings.
2. Public parks, with site plan approved by the Planning Commission.

*(Amended Ord. 79, eff 2/26/96 - note deleted)*

Sec. 304:5 ACCESSORY USES AND STRUCTURES.

1. Private garages and carports.
2. Private swimming pools and private tennis courts.
3. Outside storage of property owner or tenant owned recreational equipment including or similar to campers, boats, travel trailers, or snowmobiles provided that said equipment shall be unoccupied and shall not be located in a front yard.
4. Home occupations.
5. Day care centers.
6. Other accessory uses and structures which are similar to the above listed accessory uses and structures and which are customarily incidental to any of the principal uses and structures.
7. Signs in accordance with applicable regulations (see Article IX).
8. Structure Mounted Wind Energy Turbines (SMWET) and Small Wind Energy Turbines (SWET) in accordance with Article VI-B. *(Amended Ord 123, eff 12/21/09)*

Sec. 304:6 CONDITIONAL USES AND STRUCTURES.

1. Governmental buildings limited to structures for fire protection services (i.e., fire department stations) and emergency medical treatment services (i.e., ambulance stations) only. *(Amended Ord. 79, eff 2/26/96)*
2. Schools, either public or private.
3. Churches, synagogues, temples, and other similar facilities to be used for public worship.
4. Residential planned unit developments, residential condominium developments and residential Site Condominium projects. *(Amended Ord. 102, eff 4/5/02)*
5. Ponds.
6. State licensed residential facility (group home).

Sec. 304:7 SHORT-TERM RENTALS PROHIBITED. Short-Term Rentals of dwellings permitted under Sec. 304:4.1 and 304:6.4 are prohibited. *(Amended Ord 122, eff 3/11/09)*

*Two-family dwellings and Mineral extraction and processing of on-site minerals deleted (by amendment Ord. 93, eff 5/26/98)*