

ARTICLE VIII  
USE REQUIREMENTS BY DISTRICTS

SECTION 80. R-1 SINGLE-FAMILY RESIDENTIAL

The regulations of this district are intended to insure that residential development will occur as a low density neighborhood consisting of single-family residences along with limited home occupations and private and public community uses to provide a healthful environment.

80.1 - PERMITTED USES

The following uses shall be permitted by right:

- 1 - Single-family detached dwellings.
- 2 - Churches and other places of worship and Sunday School buildings.
- 3 - Libraries and museum(s).
- 4 - Public and private elementary schools, home day-care, kindergartens, preschools and day nursery schools.
- 5 - Public and private parks, playgrounds and similar recreational uses operated only on a non-commercial basis, provided that no building for such a purpose shall be constructed closer to any property line than one hundred (100) feet.
- 6 - Private garages.
- 7 - Municipal and public service facilities including Town Hall; Public safety facilities such as fire and police stations, rescue squad headquarters, civil defense centers, provided that:
  - (a) All vehicles and equipment shall be stored indoors.
  - (b) All buildings shall be set back at least one-hundred (100) feet from all property lines and shall be properly landscaped.
- 8 - Public works and public utility facilities such as transformer stations, pumping stations, telephone exchanges, sewage and water treatment plants, provided that:
  - (a) Such facilities are essential to the service of the community.
  - (b) No vehicles or materials shall be stored on the premises and no offices shall be permitted.

- (c) All buildings shall be set back at least one hundred (100) feet from all property lines and shall be properly landscaped.
  - (d) All dangerous apparatus shall be enclosed by an approved security fence at least six (6) feet in height.
- 9 - Home Occupation - provided that:
- (a) A resident or a resident member of the family shall be employed.
  - (b) Such occupations shall include, but not be limited to, dressing and tailoring, ceramics, furniture refinishing, repair and upholstering, custom-made cabinets and furniture, cosmetics, leather crafts and clock repair.
  - (c) No materials, products or equipment shall be stored outside a building or structure.
  - (d) The Zoning Administrator shall enforce all regulations applying to home occupations.
  - (e) Any violations of this ordinance will result in revocation of license to operate.
- 10 - Bed & Breakfast Establishments (hereafter known as "B&B's") - provided that:
- (a) B&B's shall be owner occupied and operated.
  - (b) No sleeping accommodations shall be provided other than in designated guest rooms. No more than five guest rooms shall be provided and no more than two adults shall occupy one guest room.
  - (c) No guest or family shall stay longer than seven consecutive nights at any one time.
  - (d) There shall be no separate kitchen, cooking facilities or any cooking appliances used in guest rooms. Meals shall be served to guests only.
  - (e) Other amenities shall be for the benefit of guests only.
  - (f) All rules applying to R-1 signage shall apply to B&B's.
  - (g) Smoke detectors powered from house current shall be required in all guest rooms.
  - (h) A minimum of three full bathrooms, including sink, toilet and bathtub and/or shower shall be provided in each B&B.

- (i) The Zoning Administrator shall enforce all regulations applying to the establishment and operation of B&B's.
- (j) Any violations of this ordinance will result in revocation of license to operate.

## 80.2 - RESTRICTIONS TO PERMITTED USES

- (a) No permitted use shall alter the residential character of the structure and/or structures.
- (b) Accessory structures shall be located in the rear yard five (5) feet or more from the side and/or rear property line.
- (c) No uses shall generate excessive noise, smoke, dust, smell, or other conditions detrimental to the character of the surrounding area.

## 80.3 - PERMITTED SIGNS

The following signs (see Section 31 - Definitions) are permitted:

- 1 - Signs to regulate traffic.
- 2 - Signs required to be posted by law.
- 3 - Warning signs.
- 4 - Signs established by governmental agencies.
- 5 - Signs indicating bus stops, taxi stands and similar transportation facilities.
- 6 - One professional sign for each such use. Such signs shall not exceed two (2) square feet in area, be motionless and may be illuminated by light cast upon the sign from a concealed exterior light source only.
- 7 - One real estate sign, no larger than nine (9) square feet in area, advertising the sale, lease or rental of such property.
- 8 - One temporary sign per subdivision indicating the sale of property within such subdivision. No such sign shall be larger than twelve (12) square feet in area.
- 9 - One sign or bulletin board not exceeding twelve (12) square feet in area upon the premises of a church or other institution for the purpose of displaying the name of such church or institution, and other related information.