

**ARTICLE XI. "R-1", SINGLE FAMILY RESIDENTIAL DISTRICT**

Section 1. PERMITTED USES. In the "R-1", Single Family District, the provisions of this Article shall apply and the following uses shall be permitted.

1. Single family and manufactured houses, which comply with the definition of the single-family dwellings.
2. Family homes, elder family homes, and physical disability homes, as defined by this Ordinance.
3. The keeping or roomers or boarders by a resident family.
4. Home occupations.
5. Churches and similar places of worship and instruction including parish houses.
6. Family homes as defined in this Ordinance. Family homes shall not be located within 1/4 of a mile from another family home.
7. Child Day Care. Child day care facilities serving 6 or fewer children and operating only between the hours of 6:00 a.m. and 7:00 p.m.
8. Accessory buildings and uses customarily incidental to any uses listed above including temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of construction work as determined by the Administrative Officer. The latter shall include trailers and mobile homes used as temporary offices and for tool storage only.

Section 2. CONDITIONAL USES. The following uses may be permitted by special exception per the procedures as specified in accordance with Article XX of this Ordinance:

1. Publicly owned and operated buildings, except those whose chief function is an activity conducted for commercial purposes, and not including such uses as storage yards, warehouses, or garages.
2. Public and parochial schools of general instruction.
3. Public parks, recreation areas, playgrounds and community centers, not including trailer or tent camping areas or mobile home parks.
4. Private stable, provided that the lot is greater than two acres and that all buildings and exercise yards shall be at least 250 feet from all adjacent dwellings.
5. Semi-public recreation areas and centers, including country clubs, swimming pools and golf courses, but not including such uses as camping areas, miniature golf courses or practice driving tees which are operated for commercial purposes.

Section 3. PARKING REGULATIONS. Whenever structures are erected or structurally altered there shall be provided parking spaces on the same lot as the main building in accordance with Article VII.

Section 4. HEIGHT REGULATIONS. No building hereafter erected or structurally altered shall exceed two and one-half stories or 35 feet.

Section 5. AREA AND DIMENSION REGULATIONS.

1. LOT AREA AND WIDTH. Each lot shall be a minimum of 3 acres and the average lot width shall be no less than 100 feet.
2. FRONT YARD. A minimum front yard depth of 50 feet shall be required.
3. SIDE YARDS. There shall be a side yard on each side of the building, having a combined width of not less than 40 feet, provided that in no case shall either side be less than 15 feet in width.
4. REAR YARD. There shall be a rear having a depth of not less than 40 feet.
5. DIMENSION. The principal portion of such building shall have a minimum dimension of not less than 20 feet.