ARTICLE 4. USE AND AREA REGULATIONS AND REQUIREMENTS FOR ZONING DISTRICTS

Sec. 8 R-1 District (Single-family residential).

In an R-1 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses and complying with the requirements so indicated.

(a) Permitted uses

1. A single-family detached dwelling.

2. Public and private elementary, junior or senior high school.

3. Park, playground, athletic field, recreation building and community center operated on a non-commercial basis for recreation purposes.

4. Church and other places of worship.

5. Municipal and public services and facilities including town hall; water storage tower; water reservoir; water pumping station; water treatment plant; sewage pumping station; sewers (storm and sanitary); street right-of-way; utility transmission and distribution lines; public transportation bus or transit stops; police and fire stations; substations for electric and gas facilities.

6. Cultural facilities including library, museum, public information center, art gallery.

7. Farming and agricultural activities.

8. Accessory uses and accessory buildings such as private garages and farm buildings.

(b) Conditional uses subject to special requirements.

1. The taking of non-transit boarders (maximum of three). Subject to conformance with the following requirement.

   (i) The granting of a conditional use permit by the town council as provided in Article 10 Sec. 32 of this Code.

2. Customary home occupation of a studio for artists, designers, photographers, musicians, sculptors, and other similar persons subject to conformance with the following requirements.
(i) The granting of a conditional use permit by the town council as provided in Article 10 Sec. 32 of this Code.

(ii) The area used for the practice of the home occupation or studio shall occupy no more than thirty (30) per cent of the total floor area of the dwelling unit in which it is located.

(iii) No storage of materials or products outside the dwelling shall be permitted unless completely housed.

(iv) The home occupation or studio shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling.

(v) No external alterations inconsistent with the primary residential use of the dwelling shall be allowed.

(vi) No display of products shall be visible from outside the building.

(vii) One display sign affixed to the building not exceeding a total area of two (2) square feet, and not illuminated.

(viii) A maximum of two (2) employees shall be permitted in the operation of the home occupation or studio.

(3) Professional occupation restricted to the owner - occupant subject to conformance with the following requirements.

(i) The granting of a conditional use permit by the town council as provided in Article 10 Sec. 32 of this Code.

(ii) Three (3) off-street parking spaces in addition to those otherwise required.

(iii) No more than two persons shall be employed by the practitioner of the professional occupation to provide secretarial, clerical technical, or similar assistance.

(iv) No storage of materials or products outside the dwelling shall be permitted unless completely housed.

(v) The area used for the practice of a professional shall occupy no more than thirty (30) per cent of the total floor area, including garages.

(vi) The profession shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling.

(vii) No external alterations inconsistent with the primary residential use of the dwelling shall be allowed.

(viii) No display of products shall be visible from outside the building.
(ix) No more than one display sign affixed to the buildings not exceeding two (2) square feet and not illuminated.

(c) Area regulations

(1) Minimum lot area shall be nine thousand (9,000) square feet.

(2) Maximum lot coverage shall be twenty (20) per cent, exclusive of accessory building.

(3) Minimum lot width shall be sixty-five (65) feet.

(4) Height of buildings shall not exceed three (3) stories or thirty-five (35) feet.

(5) Minimum buildings setback line shall be twenty-five (25) feet.

(6) Minimum rear yard shall be thirty (30) feet. For corner lots the rear yard may be reduced twenty (20) per cent in depth to allow for the "skewing" of a residential dwelling on the lot.

(7) Side yards shall be provided as follows: each lot shall have two (2) side yards a minimum of ten (10) feet with a minimum aggregate width of the two (2) side yards of twenty-five (25) feet.

(8) Parking shall comply with the requirements provided in Article 5 of this Code.

(9) Landscape screening shall comply with the requirements provided in Article 6 of this Code.

(10) Signs shall comply with Article 7 of this Code.

Sec. 9 R-2 District (Apartment residential)

In an R-2 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses and complying with the requirements so indicated.

(a) Permitted uses:

(1) All uses permitted in an R-1 District as specified in Sec. 8 (a) (b).

(2) A single-family semi-detached dwelling.

(3) Tourist home, boarding house, rooming house, or lodging house.

(4) Social club, fraternal, social service, union or civic organization

(5) Conversion of a one-family dwelling into multiple dwelling units, if such dwelling is structurally sound but too large to be in demand for one-family use, and that conversion would not impair
the character of the neighborhood, subject to conformance with the following requirements:

(i) There shall be a lot area of at least two thousand (2,000) square feet for each unit to be accommodated.

(ii) There shall be a gross floor area, computed as the sum of those areas enclosed by the outside faces of all exterior walls surrounding each story used for residence exclusive of any area for an attached private garage, of at least six hundred (600) square feet per family to be accommodated therein.

(iii) No dwelling shall be so converted unless in connection therewith it be placed in a reasonable state of repair and modernization.

(iv) No addition shall extend within the front yard, side yards, or rear yard required for the district within which it is located.

(v) Fire escape and outside stairways leading to a second or higher story shall, where practicable, be located on the rear of the buildings, and shall not be located on any building wall facing a street.

(vi) Two (2) off-street parking spaces shall be provided for each additional dwelling unit created.

(6) Municipal and public services and facilities including town hall; water storage tower; water reservoir, water pumping station; water treatment plant; sewage pumping station; sewers (storm and sanitary); street right-of-way; utility transmission and distribution lines; public transportation bus or transit stops; police and fire stations; substations for electric and gas facilities.
(b) Conditional uses subject to special requirements.

1. Conversion of a garage or other accessory building as an apartment subject to conformance with the following requirements:

   i. The granting of a conditional use permit by the town council as provided in Article 10 Sec. 32 of the Code.

(c) Area regulations

1. Minimum lot area shall be six thousand five hundred (6,500) square feet.

2. Maximum lot coverage shall be twenty-five (25) per cent.

3. Minimum lot width shall be fifty (50) feet.

4. Height of buildings shall not exceed three (3) stories or thirty five (35) feet.

5. Minimum building setback shall be fifteen (15) feet.

6. Minimum rear yard shall be twenty (20) feet. For corner lots the rear yard may be reduced twenty (20) per cent in depth to allow for the "skewing" of a residential dwelling on the lot.

7. Side yards shall be provided as follows: each lot shall have two (2) side yards a minimum of eight (8) feet with a minimum aggregate width of the two (2) side yards of twenty (20) feet.

8. Parking shall comply with the requirements provided in Article 5 of this Code.

9. Landscape screening shall comply with the requirements provided in Article 6 of this Code.

10. Signs shall comply with Article 7 of this Code.

Sec. 10 C-1 District (Community Commercial)

In a C-1 District no building or premises shall be erected or altered which is arranged, intended, or designed to be used, except for one or more of the following uses and complying with the requirements so indicated.

(a) Permitted uses:

1. Residences are permitted in conjunction with any non-residential use.

2. Offices for professional services and administrative activities.
(3) Financial institutions and banks.
(4) Barbershops and beauty shops.
(5) Medical clinic.
(6) Studio - workshop including sales.
(7) Retail food stores such as bakeries, candy and convenience stores, grocery and meat markets.
(8) Restaurants, excluding fast food service or franchised food service operated restaurants.
(9) Retail sales and specialty stores.
(10) Repair and servicing, indoor and off-site of any article for sale which is permitted in this district. A twenty (20) foot setback is required with no vehicle parking permitted in the required front yard (setback).
(11) Public parking lot.
(12) Off-street parking.
(13) Instructional, business or trade school.
(14) Antique shop, bookstore.
(15) Auction.
(16) Municipal and public services and facilities including town hall; water storage tower; water reservoir; water pumping station; water treatment plant; sewage pumping station; sewers (storm and sanitary); street right-of-way; utility transmissions and distribution lines; public transportation bus or transit stops; police and fire stations; substations for electric and gas facilities.

(b) Conditional uses subject to special requirements

(1) Fast food service restaurant or franchised food service restaurant subject to conformance with the following requirements:

(i) The granting of a conditional use permit by the town council as provided in Article 10 Sec. 32 of this Code.

(ii) Minimum lot size shall be one (1) acre.

(iii) Minimum lot width shall be two hundred (200) feet.

(iv) Minimum building setback line shall be fifty (50) feet.

(v) Minimum side yard on each side shall be fifteen (15) feet.

(vi) No parking shall be allowed in the required building setback area.