

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 (3)). 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.

