

ARTICLE IV –USE REGULATIONS-RESIDENTIAL

ARTICLE - IV - USE REGULATIONS

SECTION 400: R-1A RESIDENTIAL DISTRICTS

In the R-1A, Residential Districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this ordinance:

1. One Family dwellings
2. Farms provided there is a minimum parcel of five (5) acres.
3. Publicly owned parks, parkways, recreational facilities and buildings.
4. Churches and public or private schools.
5. Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of such buildings within the district in order to serve the immediate area.
6. Home occupations.
7. Accessory buildings and uses customarily incidental to any of the above permitted uses.
8. The following uses shall be permitted after the Planning Commission, upon review of the site plan, finds that the plans meet the conditions here required, together with such other conditions as may be imposed to carry out the purposes of this Ordinance, subject to the conditions hereinafter imposed for each use.
 - (a) Two family dwellings provided that each dwelling unit shall contain at least 900 sq. feet of floor area per family, said minimum area not to include basements, attached garages, breezeways, unenclosed porches or utility rooms.
 - (b) The keeping of horses for private use provided that for each horse so kept there shall be in addition to the minimum lot requirements of the district, one (1) acre of land provided for each horse.
 - (c) The raising of poultry and animals as a hobby or for private consumption provided that land so used shall not be located nearer the front street or road line than the rear building line of the dwelling on said lot and no closer that fifty (50) feet from any adjacent property. The raising of poultry and animals for sale is specifically prohibited.