

ARTICLE IV - LOW DENSITY RESIDENTIAL DISTRICT

401 Purpose

The purpose of the R-1 Low Density Residential District is to provide for the orderly expansion of low-density residential development in those areas where public services are or will be available and to exclude uses not compatible with such low-density residential development.

402 Permitted Uses

- a. Single-family detached dwellings.
- b. Single-family semi-detached dwellings.
- c. Two-family detached dwellings.
- d. Two-family semi-detached dwellings.
- e. Private swimming pools.
- f. Accessory buildings and uses customarily incidental to the above.
- g. Essential services.
- h. Churches.
- i. Public schools.

403 Special Exception Uses *Section 1305 (2)*

- a. Residential conversion - Conversion of existing buildings to any of the permitted uses provided that all regulations pertaining to the new use are met.
- b. Boarding and lodging houses, provided that not more than four (4) rooms of a residence are used for such purposes.
- c. Home occupations, provided that no facade shall indicate from the exterior that the building is being utilized for any purpose other than that which is permitted by right in this Article.

404 Conditional Uses *see section 1306*

- a. Townhouses.
- b. Garden apartments.
- c. Low-rise apartments.
- d. Open Space Option.
- e. Medical and dental clinics.
- f. Public swimming pools.

405 Height Regulation

The height of a building shall not be greater than thirty-five (35) feet.