

DIVISION 3. RESIDENTIAL DISTRICTS R-1

Section 3.30. Scope.

The following provisions in this division shall apply to all Residential Districts R-1.

Section 3.31. Purpose.

A. The purpose of creating Residential Districts R-1 is to provide areas primarily designed for residential use consisting of dwellings for only one-family, two-family or similar household groups, each located on an individual lot or premises which is adequate in size to provide for safe water supplies and sewage disposal, reasonably spaced to diminish spread of fire, and set back from the public thoroughfare to facilitate safe entrance to and exit from the premises.

B. The requirements are furthermore intended to protect and stabilize the basic qualities of each district, and provide suitable and safe conditions for family living.

C. Since certain other uses of land are generally accepted as compatible with residential developments if properly integrated, the inclusion and/or variance of such uses is accorded by Special Permit as hereinafter provided.

Section 3.32. Uses.

No building or structure, or part thereof, shall hereafter be erected, used or occupied on land or premises used or occupied, in whole or in part, for other than one (1) or more of the following specified uses:

A. Primary uses.

- (1) Single-family or two-family dwellings, including a private passenger automobile garage not exceeding a three (3) car capacity for each unit dwelling.
- (2) Publicly owned parks and playgrounds.
- (3) Home occupations as defined in Section 1.03.

B. Uses by Special Permit, as provided by Section 4.08.

- (1) Churches and similar buildings for religious worship, including parish houses and associated religious buildings.
- (2) Schools and educational buildings, including dormitories.
- (3) Libraries.
- (4) Parks and playgrounds, with or without customarily associated buildings.
- (5) Hospitals and clinics for human service.
- (6) Community-center buildings.
- (7) Publicly owned buildings.
- (8) Truck gardens, nurseries and similar enterprises.

C. *Accessory uses.* Accessory uses, buildings and structures customarily and clearly incidental to any primary use, or use by Special Permit as the case may be; provided that no accessory building shall be located less than forty (40) feet from the front lot line or highway right-of-way line; and provided, further, that all accessory buildings attached to the main building shall be deemed a part thereof and as such shall conform to all setback and yard requirements.

Section 3.33. Size of premises.

A. *Dwellings*. Every parcel of land upon which a dwelling is hereafter erected shall contain not less than one acre with at least one hundred fifty (150) feet of road frontage, except that those parcels serviced by a recorded easement must be at least one hundred fifty (150) feet wide.

B. *Other buildings* . The minimum size parcel required for other permitted or approved uses, including those accessory thereto, shall be determined by the Clayton Township Board of Appeals as may be reasonable for such use and determination shall be filed with the Zoning Administrator.

Section 3.34. Minimum floor areas.

A. *Single-family dwellings*. Every single-family dwelling hereafter erected shall contain not less than seven hundred eighty (780) square feet of floor area at the first level, exclusive of any attached garage, porch, or other attached structure.

B. *Two-family dwellings* . Every two-family dwelling hereafter erected shall contain not less than one thousand five hundred sixty (1,560) square feet of floor area for each family unit exclusive of any attached garage, porch, or other attached structure.

Section 3.35. Setback and yards.

A. *Setback* . The front line of every building hereafter erected shall be set back not less than forty (40) feet from the highway right-of-way or front lot line as the case may be.

B. *Side yards* . There shall be a side yard of not less than twenty (20) feet in width on each side of every principal building hereafter erected, and no accessory building shall be erected or moved within such side yard.