

- (3) Use Group 3 — Uses first permitted in the R-C District.
- (4) Use Group 4 — Uses first permitted in the C-1 District.
- (5) Use Group 5 — Uses first permitted in the C-2 District.
- (6) Use Group 6 — Uses first permitted in the M-1 District.
- (7) Use Group 7 — Uses first permitted in the M-2 District.

B. Interpretation: when uses are excluded from a use group.

- (1) Listed uses. When a use is first included in any use group, such use shall be interpreted as being excluded from any use group with a lower number.
- (2) Uses not listed. In the case of a use which is not listed in any zoning district, such use shall be interpreted as being excluded from all use groups until this ordinance has been amended, listing such use as a permitted use in the appropriate zoning district.

· § 103-6. **R1-1 Single-Family Residence District.**

A. Permitted uses.

- (1) Single-family detached dwelling.
- (2) Church or other places of worship or religious education with buildings and uses customarily incident thereto.
- (3) Public schools and private, nonprofit schools accredited by the New York State Department of Education; instruction shall be limited to elementary and secondary school instruction.

- (4) Public parks and playgrounds, golf courses and similar recreational uses not operated for profit.
- (5) Agricultural operations on a single parcel of land five acres or more in extent and subject to the following restrictions:
 - (a) No greenhouse heating plant shall be closer than 100 feet to any adjoining lot line in a residential district.
 - (b) No odor- or dust-producing substance or use shall be permitted within 100 feet of any adjoining lot line in a residential district.
 - (c) No products shall be publicly displayed or offered for sale from the roadside.
- (6) Cemetery and the necessary incidental structures on a continuous parcel of land of 20 acres or more.
- (7) Any land or building needed for water supply, sewerage facilities (not including a sewage treatment plant) or fire protection.
- (8) Private boathouses.
- (9) Accessory uses.
 - (a) The office or studio of a resident doctor, dentist, chiropractor, architect, artist, musician, professional engineer, lawyer and accountant, provided that:
 - [1] Such use shall be located within the dwelling and is clearly incidental to the primary residential use.
 - [2] Not more than one additional person shall be employed on said premises and then only in the capacity of an assistant to the professional occupant.

- [3] Such use shall not include the confinement of any person under care or treatment.
 - [4] Off-street parking requirements of § 103-14 are complied with.
 - (b) Building for private horticultural purposes, provided that any heating plant is at least 20 feet from the side and rear lines of the lot, and no solid fuel is used.
 - (c) Private, family swimming pool, provided that it is located in the rear of the front setback line and does not occupy any part of a required minimum side yard.
 - (d) Signs, in accordance with § 103-15.
 - (e) Private garages with a limit of 750 square feet in size and of similar construction style as the surrounding neighborhood. **[Amended 3-2-2005]**
- (10) Special permitted uses. The following uses may be permitted consistent with the provisions of §§ 103-18B(4) and 103-24 of these regulations: **[Added 3-21-1989]**
- (a) Townhouse clusters and developments.
- B. Maximum height. Single-family dwellings 2 1/2 stories, not to exceed 30 feet.
- C. Minimum lot size for dwellings.
- (1) Area: 8,400 square feet.
 - (2) Width: 70 feet.
- D. Required yards.

- (1) Front yard depth: 35 feet.
 - (2) Side yard width:
 - (a) Dwellings. Minimum, five feet; the total of both side yards shall be not less than 15 feet.
 - (b) Other principal buildings. Each side yard shall equal the height of the building.
 - (3) Rear yard depth. Twenty-five percent of the lot depth, but need not exceed 40 feet or a depth equal to the height of the principal building, whichever is greater.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings. **[Added 6-18-1962]**
- (1) One-story, 900 square feet.
 - (2) One-and-one-half- or two-story, 800 square feet main floor.

§ 103-7. R1-2 Single-Family District.

- A. Permitted uses. Same as R1-1 District.
- B. Maximum height.
- (1) Single-family dwellings, 2 1/2 stories, not to exceed 30 feet.
- C. Minimum lot size for dwellings.
- (1) Area: 7,200 square feet.
 - (2) Width: 60 feet.
- D. Required yards.