

7.21.9 R-1 SINGLE-FAMILY RESIDENCE DISTRICT

A. Permitted Uses:

- (1) Single-family detached residence on a lot not served by public sanitary sewer
- (2) Garage
- (3) Accessory structures (e.g., sheds)
- (4) For lots 3 acres or larger: Livestock and similar animals, up to one animal unit per acre, and setbacks equal to those specified in A-2.
- (5) For lots smaller than 3 acres:
 - (a) Total of 3 domestic small livestock and/or common household pets. Such livestock must be properly housed (e.g., hutches for rabbits) and must be at least 15 feet from any property line. As much as possible, grounds should be clean, dry, and odor-free; and kept in neat, sanitary conditions at all times, in a manner that will not disturb the use or enjoyment of neighbors due to noise, odor, or other adverse impacts.
 - (b) Up to 4 female chickens, subject to all of the following:
 1. a "Chicken Permit" is obtained from the Town Board;
 2. free-range hens are prohibited;
 3. as much as possible, enclosures (e.g., pen, fenced area, henhouse) shall be clean, dry, and odor-free, kept in neat and sanitary conditions at all times, in a manner that will not disturb the use of enjoyment of neighbors due to noise, odor, or other adverse impacts.
 4. enclosures must be at least 15 feet from property lines;
 5. no enclosures are allowed in any front yard;
 6. the lot owner(s) abides by the intent of this Ordinance for this particular use, which is to enable residents to keep a small number of female chickens on a non-commercial basis while limiting the potential adverse impacts to neighbors.

B. Conditional Uses:

- (1) See Section 7.22 of this Ordinance.
- (2) On lots 3 acres or larger, livestock that exceeds one animal unit per acre.
- (3) On lots smaller than 3 acres, keeping of 4 or more dogs, domestic small livestock, and/or common household pets.
- (4) Home-based veterinarian or pet care business (without boarding facilities) if all of the following apply:
 - (a) occupies less than 25 percent of the residence;
 - (b) employs no more than one person who does not live in the residence;
 - (c) does not require any specialized equipment or utility services;
 - (d) customer and truck delivery services are "occasional" at most.

C. Area, Height and Yard Requirements:

LOT AREA. Each building hereafter erected or structurally altered shall provide a lot area of not less than one acre per family and no such lot shall be less than 100 feet in width.

Building on lots of record at the time of passage of the Ordinance having a lot area of less than one acre may be permitted by the Board of Appeals. Sanitary permits are required before any building may be permitted unless a sewage facility is available.

BUILDING	Height	Maximum 35 feet
YARD	Rear	Minimum 25 feet
	Side	Minimum 15 feet
	Street	Minimum 75 feet from centerline of Town & County Highways & 100 feet from State Highways