

10.5.3 SINGLE FAMILY RESIDENTIAL R-1

10.5.3.1 Intent

This district is composed of medium density single- family residential areas primarily in the towns and villages, where medium density single family residential development has occurred, or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to medium density single family residential use, where adequate facilities and services will be provided. In addition, certain tourist oriented commercial enterprises and multiple family developments are permitted.

10.5.3.2 Special Regulations

A. Public Utility Buildings and Structures

Public utility activities of an industrial nature such as repair and maintenance yards, storage facilities, or activities which generate electronic interference are prohibited.

B. Resorts

Resorts shall be permitted as special land uses subject to the provisions of Section 10.5.2.2B.

C. See also Article 9 - Landscaping

10.5.4 RURAL RESIDENTIAL R-2

10.5.4.1 Intent

This district is composed of certain land in outlying areas presently of a rural residential character where low-density single-family residential development has occurred or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to low density single family residential use consistent with limited rural type facilities and service.

10.5.4.2 Special Regulations

A. Single Family Dwellings

Nothing shall prevent the conversion or alteration of any single family dwelling, in existence on June 10, 1975, into not more than two (2) separate dwelling units, provided that such dwelling units shall conform with the following provisions:

- Any single family dwelling converted under the provisions of this section shall be required to have within the enclosed walls of the original structure a total of not less than 1,200 square feet of habitable floor area for two dwelling units.
- There shall be a minimum habitable floor area of 600 square feet for each separate dwelling unit within any single-family structure, which has been converted to house two families.