

ARTICLE XIII

UNCLASSIFIED DISTRICT "U-1"

SECTION 1. STATEMENT OF INTENT. This District includes government owned land and easements, land subject to periodic overflow from rivers and streams, quarries and gravel pits and residual land not available for residential use because of available access.

SECTION 2. PERMITTED USES.

Subsection A. The following uses are permitted in this District:

- (1) Summer cottages and cabins for seasonal and not permanent or year-round occupancy and which buildings need not abut on a street or road.
- (2) Commercial kennels, riding stables, small animal farms, provided, however, that any buildings in which animals are housed shall be at least two hundred (200) feet from any dwelling besides the dwelling on that lot.
- (3) Extraction of sand, gravel, stone, clay or other raw materials.
- (4) Dumping of non-combustible materials for land fill purposes.
- (5) Sanitary landfills for the disposal of garbage and waste materials when the proposed site is approved by the Board of Supervisors, provided, however, that the same shall be under the supervision and control of a government agency.
- (6) Amusement and recreational developments for temporary or seasonal periods only.
- (7) Gun clubs and shooting ranges.
- (8) Public and private forests and wildlife reservations or similar conservation projects.
- (9) Public or private landing fields.
- (10) Accessory uses and buildings.
- (11) Governmental uses of all kinds.

SECTION 3. LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall be observed in the "U-1" District:

<u>Use</u>	<u>Lot Area</u>	<u>Frontage/Lot Width</u>	<u>Lot Area per Family</u>
Single family dwelling	1 acre	70 ft.	1 acre
All other permitted uses	1 acre	200 ft.	1 acre

SET-BACK REQUIREMENTS

<u>Use</u>	<u>Front</u>	<u>Side</u>	<u>Flag</u>	<u>Rear</u>
Single family dwelling	35 ft.	7 ft.	7 ft.	35 ft.
All other permitted uses	35 ft.	7 ft.	7 ft.	35 ft.

MINIMUM GROUND FLOOR AREA*

One Story: 1,000 sq. feet Two Story: 800 sq. feet

*(Exclusive of open porches, garages or steps.)

SECTION 4. PROHIBITED USES.

The following uses are prohibited in this district:

Subsection A. Junkyards and junk cars not stored in a building or permanent structure as described previously in this Article.

Subsection B. Animals and livestock except as previously allowed in this Article.