

ARTICLE 8. R RESIDENTIAL DISTRICT

Section 8.01 Intent

The R Residential District is established to promote low density, single family residences as the predominant form of development within the district, with appropriate land areas designated for the accommodation of multiple family use.

Section 8.02 Permitted Uses

- A. The following uses of land are permitted in this district:
1. Single family detached dwellings (see Section 6.05);
 2. Two family dwellings (see Section 6.05);
 3. Family day care and group day care (see Section 6.21);
 4. Family foster care homes and adult foster care family homes;
 5. Public parks, playgrounds, and recreational grounds;
 6. Churches, schools, public buildings, clubs and lodges;
 7. Commercial stables (see Section 6.22);
 8. Keeping of animals as permitted in Section 6.22 herein;
 9. Signs as provided in Article 17, Sign Standards;
 10. Off-street parking as required and allowed according to Article 15, Parking and Loading-Unloading Standards;
 11. Home Occupation Class I (Amended _____, 2011; effective _____, 2011.)

Section 8.03 Special Uses

- A. The following uses of land and structures may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 13, Special Land Uses.
1. Multiple family dwellings;
 2. Single family attached dwellings;

3. Senior housing complexes
4. Bed and breakfast homestay;
5. Home Occupation Class II (Amended _____, 2011; effective _____, 2011.);
6. Child care centers;
7. Long term care facilities;
8. Cemeteries;
9. Open Space Community (See Article 12); .
10. Essential public services of public utilities, municipal departments, and utility boards of commissions;
11. Small Wind Energy Turbines (See Section 6.24). (Amended _____, 2011; effective _____, 2011.)

Section 8.04 Area, Height and Bulk Regulations

Area, height, and bulk regulations for the R Residential district are set forth in the following Schedule of Area, Height and Bulk Requirements.

SCHEDULE OF AREA, HEIGHT AND BULK REQUIREMENTS

District R	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Front Lot Line (feet)	Minimum Yard Setback (feet)			Maximum Building Height		Floor Area Requirement (sq. ft/unit)
				Front	Side	Rear	Stories	Feet	
Residential	2 acre	150(f)	150(g)	100/110 (a)	25 (b)	25	3	40 (c)	1040 (d,e)

NOTES:

- (a) The front yard setback shall be one hundred (100) feet from the center line of a secondary roadway and one hundred ten (110) feet from the center line of a primary roadway.
- (b) If side yard abuts a roadway, the minimum side yard setback shall follow the same requirements for front yard setbacks

- (c) The maximum building height for an accessory structure shall also be forty (40) feet.
- (d) One story single family and two family structures shall have a minimum floor area requirement of 1,040 square feet per dwelling unit. Multi-level dwelling units shall have a minimum floor area requirement of seven hundred fifty (750) square feet at the first floor level. In no such case shall minimum floor area include area in an attached garage, open porch or other open attached structure (See Article 2 for definition of floor area requirement computation and Section 6.05 for supplemental regulations pertaining to residential dwelling units).
- (e) The minimum floor area requirement for each type of single family attached dwelling unit and multiple family dwelling unit shall be as follows:

* Efficiency	450 square feet
* One Bedroom	600 square feet
* Two Bedroom	750 square feet
* Three Bedroom	900 square feet
* Each additional bedroom	150 square feet
- (f) Any access easement cannot be included in the one hundred fifty (150) foot minimum lot width.
- (g) Any access easement cannot be included in the one hundred fifty (150) foot minimum front lot line.

Section 8.05 Additional Dimensional Requirements

A. Minimum Lot Size

- 1. Lots and parcels shall not exceed a 1 to 4 (1:4) width-to-depth ratio.
- 2. The minimum lot areas specified in Section 8.04 Schedule of Area, Height and Bulk Requirements are for all uses in the R Residential District unless otherwise specified in Article 6 General and Supplementary Regulations or Article 13 Special Land Uses.

B. Rights of Way. Power lines, pipelines and structures within existing public rights of way (not including buildings) of public utility companies shall be exempt from the area, placement and height regulations of this district.

- C. **Accessory Buildings.** Accessory buildings, structures and uses (with the exception of an automobile garage) are prohibited in the minimum required yard area. Where the accessory structure is attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building (See Section 6.06 for Supplemental Regulations Pertaining to Accessory Buildings and Structures).

Section 8.06 Additional Site Development Requirements

- A. **Provisions of Article 6:** General and Supplementary Regulations.
- B. **Special Uses.** All special uses in the R Residential District shall be subject to the provisions of Article 13 Special Land Uses.
- C. **Site Plan Review.** All specially permitted uses, open space communities, buildings containing three (3) or more dwelling units, group day care facilities, buildings or structures for essential public services, and private roads in the R Residential District are subject to the site plan review requirements of Article 14. All principal non-residential buildings or structures permitted in the Residential District shall also be subject to the site plan review requirements of Article 14.
- D. **Provision of Article 15:** Parking and Loading-Unloading Standards.
- E. **Provisions of Article 16:** Private road Standards and Access Management.
- F. **Provisions of Article 17:** Sign Standards.