

ARTICLE VI. R RESIDENTIAL

The following regulations shall apply to R Residential Districts

A. PERMITTED USES

1. Single family dwellings.
2. Two family dwellings.
3. Transmission lines, substations, telephone and telegraph lines, public utility installation, radio and television stations and any towers under seventy five (75) feet in height, railroad right-of-way and passenger depots, not including switching, storage freight yards, or sidings.
4. Modular and Manufactured Homes. (Revised July 7, 1994)

B. PERMITTED ACCESSORY USES

1. Private carports, and driveways.
2. Private garages less than **or equal to** nine hundred (900) square feet in size.
3. Home occupations.
4. Tool houses, sheds and other similar buildings not to exceed two hundred (200) square feet in size, used for the storage of common supplies.

C. CONDITIONAL USES

1. Multi-family dwellings.
2. Colleges, universities, schools, hospitals, sanitariums, churches, and other religious institutions.
- ~~3. Towers over seventy five (75) feet in height.~~
4. Planned Residential Development District.
5. Private garages greater than nine hundred (900) square feet in size.
6. Conservatories and greenhouses for plants, provided such activity is not designed for wholesale or retail trade.

7. Within sewer service area. Lot over 1 ½ acre providing the land over 1 ½ acre is unbuildable or is classified as environmentally sensitive or classified as wetlands. (Added April 1, 2002)

8. Public parks or Public recreational sites.

D. LOT REQUIREMENT

1. Area - 60,000 square feet.

2. Zoning lot frontage - 200 feet minimum.

3. Within sewer service area. 10,000 square feet.(Revised April 1, 2002)

4. Within sewer service area , Frontage 85 feet minimum with a maximum of 200 feet (Revised April 1, 2002)

5. Within sewer service area. Maximum Lot Size 1 ½ acre. (Revised April 1, 2002).

HEIGHT REGULATIONS

1. Principal residential dwellings - thirty five (35) feet maximum*

2. Accessory residential uses - twenty five (25) feet or height of principal structure, whichever is smaller.

F. BUILDING SETBACKS

	<u>Principal Structure</u>	<u>Accessory Building</u>
Front Yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way
Side Yard	15 feet minimum	6 feet minimum
Rear Yard	15 feet minimum	6 feet minimum
Corner Side	40 feet minimum from right-of-way	40 feet minimum from right-of-way

G. BUILDING SIZE

1. Minimum building size of a residential dwelling shall be one-thousand fifty (1050) square feet. (Revised July 7, 1994)

2. Any residential dwelling less than 22 feet in width may be required to be located in a Manufactured Housing Park. (Revised July 7, 1994)

H. ACCESSORY BUILDING

Accessory uses shall conform to district requirements and those set forth in Article IV, Subsection C, Building and Uses.

I. PARKING

Parking shall conform to the requirements as set forth in Article XIV, Off-Street Parking Requirements.

J. SIGNS

Signs shall be regulated as set forth in Article XIII, Sign Regulations.

K. OTHER REQUIREMENTS

1. Other structures or buildings allowed within the R District shall meet the requirements of the district and remaining articles of the zoning ordinance as determined by the Town Zoning Administrator.

*Except as provided in Article IV, Subsection E, Height Regulations