

ARTICLE VI – R RESIDENTIAL DISTRICT

Purpose

The Residential (R) District is intended to provide for low-density residential development while maintaining compatibility with surrounding land uses and protecting neighborhood character. The district allows a variety of residential housing types along with limited accessory and community uses that support residential neighborhoods.

A. Permitted Uses

- Single-family dwellings.
- Two-family dwellings (duplexes).
- Manufactured homes and modular homes meeting federal HUD standards and all district, dimensional requirements.
- Public utilities and infrastructure including transmission lines, substations, and communication utilities.
- Transportation infrastructure including railroad rights-of-way and passenger depots not including switching yards, freight yards, or storage yards.

B. Permitted Accessory Uses

- Private garages and carports, 900 square feet or less.
- Accessory storage buildings such as tool houses and sheds used for residential storage, not to exceed 150 square feet in size.
- Home occupations conducted within a dwelling in accordance with applicable zoning regulations.

C. Conditional Uses

- Multi-family dwellings subject to site plan and parking requirements.
- Educational institutions including schools, colleges, and universities.
- Healthcare facilities including hospitals and clinics.
- Religious institutions including churches and related facilities.
- Planned Residential Developments (PRD).
- Detached Private garages; exceeding nine hundred (900) square feet.
- Greenhouses or conservatories not intended for commercial retail or wholesale trade.
- Public parks and recreational facilities.
- Communication towers and wireless communication facilities.
- Lots exceeding the maximum lot size where additional land area is required due to wetlands, floodplains, or other environmental constraints.

D. Lot Requirements

Standard Residential Lots:

- Minimum Lot Area: 60,000 square feet.
- Minimum Lot Frontage: 100 feet.

Lots Within Sewer Service Area:

- Minimum Lot Area: 10,000 square feet.
- Minimum Lot Frontage: 75 feet with the maximum of 200 feet.
- Maximum Lot Size: 1.5 acres unless additional area is required due to environmental constraints.

E. Height Regulations

Principal residential structures: Maximum 35 feet.

Accessory structures: Maximum 25 feet or the height of the principal structure, whichever is less.

F. Building Setbacks

Principal Structures:

- Front Yard: 40 feet minimum from right-of-way.
- Side Yard: 15 feet minimum.
- Rear Yard: 15 feet minimum.
- Corner Side Yard: 40 feet minimum from right-of-way.

Accessory Buildings:

- Front Yard: 40 feet minimum from right-of-way.
- Side Yard: 6 feet minimum.
- Rear Yard: 6 feet minimum.
- Corner Side Yard: 40 feet minimum from right-of-way.

G. Building Size

Minimum residential dwelling size: 1,050 square feet.

Minimum dwelling width: 22 feet.

H. Accessory Buildings

Accessory buildings shall comply with district dimensional requirements and other applicable provisions of the zoning ordinance governing accessory structures.

I. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

J. Signs

Signs shall comply with Article XIII Sign Regulations.

K. Other Requirements

All structures and uses within the Residential District shall comply with the provisions of this zoning ordinance and other applicable town, county, state, and federal regulations.