

TITLE VIII-RESIDENTIAL (R-2) ZONING DISTRICT

SECTION 1: INTENDED PURPOSES:

The general character of this Residential Zoning District is to consist of single-family dwellings, set on medium sized building lots. Non-residential uses would be of similar character as those in Residential (R-1) Districts. In Residential (R-2) Districts, the following regulations shall apply:

SECTION 2: USE REGULATIONS:

The building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes, and no other:

- A. Single-Family Detached Dwelling Units;
- B. **Community Facilities:** Municipal facilities and public utility uses directly related to and necessary for services within this Zoning District of the Town;
- C. Any use permitted in the Wetland and Watercourse (WW) Zoning District;
- D. Accessory buildings and uses customarily incidental to any of the above permitted uses and consistent with other provisions of this Zoning Ordinance, as amended from time to time;
- E. Supplementary District Regulations as set forth in TITLE XX;
- F. Signs as set forth in TITLE XXII;
- G. Special Exceptions as permitted in TITLE XXX.

In the exercise of approval of any uses as Special Exceptions, such conditions may be imposed regarding the location, character of development and other reasonable requirements deemed necessary to safeguard the community interest and general welfare.

- H. Home Occupations as permitted and set forth in TITLE XX.
- I. Nameplate or signs as follows: One (1) nameplate for each dwelling unit, excluding illuminated signs of the flashing or animated type not exceeding one and one-half (1 1/2) square feet in area, indicating the name of the occupant or any permitted occupation;

SECTION 3: HEIGHT REGULATIONS:

The maximum height of buildings and other structures erected or enlarged in this Zoning District shall be two (2) stories, not to exceed thirty (30) feet at its peak.

SECTION 4: AREA, WIDTH AND YARD REGULATIONS:

- A. **Minimum lot area and width: (Amended Nov, 2012 Ord. No. 1166)** A lot area of not less than ten thousand (10,000—100' x 100') square feet, and a lot width of not less than ninety feet (90') at the building line shall be provided for every building or other structure erected or used for any use permitted in this district. Corner lot areas of not less than eleven thousand (11,000—100' x 110') square feet, and a lot width of not less than ninety feet (90') at the building line shall be permitted for every building or other structure erected or used for any use permitted in this district."

(Reference) TITLE XX- Supplementary Zoning Districts. Section 23-8

- B. **Front Yard:** Each lot shall front on a dedicated and improved street. Each front yard in this Residential Zoning District shall extend across the full width of the zoning lot and lying between the lot line which fronts on a street on which the main entrance to said building exists. There shall be a front yard between the building line and the highway and street right-of-way lines a follows:
- 1) On existing four (4) lane Federal or State highways, a distance of sixty (60) feet;
 - 2) On existing two (2) lane Federal or State highways, a distance of seventy-five (75) feet;
 - 3) **(Amended March, 2004 No. 891)** On all streets designated as a part of the Federal Aid Urban Systems, as delineated by the State Highway Commission, a distance of forty (40) feet;
 - 4) On all other streets, a distance of thirty(30) feet;
- C. **Side Yard:** On each lot, except as otherwise specified, there shall be two (2) side yards, each having a width of not less than eight (8) feet and the aggregate width of both side yard on any lot shall not be less than twenty per cent (20%) of the width of the lot.
- D. **Rear Yard: (Amended May 26, 1998)** there shall be a rear yard on not less than twenty-five per cent (25%) of the depth of the lot.
- E. **Building Coverage:** Not more than twenty-five per cent (25%) of the area of the lot may be covered by buildings and/or structures.
- F. **Corner Lots:** The side yard setback shall be the same as the front yard setback. (Refer to Subsection B of this Section 4, **Front Yard**)

SECTION 5: BUILDING SIZE: (Amended May, 1998 No. 719)

- A. No building shall be erected for residential purposes having minimum ground floor area of less than one thousand one hundred (1,100) square feet (i.e. footprint) for a single story; or one thousand four hundred (1,400) square feet minimum (i.e. living space) for a one and one-half (1 ½) story or tri-level house; or one thousand six hundred (1,600) square feet for a two (2) story house. Minimum footprint for a two-story is eight hundred (800) square feet. All such areas shall be exclusive of unenclosed porches, terraces and garages.
- B. **Attached Garages:** Attached garages on all new home permits shall have minimum four hundred (400) square feet. Maximum attached garage size shall be eight hundred sixty-four (864) square feet.
- C. **Metal and Post Buildings:** Metal and post building types of construction shall not be permitted in this Residential Zoning District as a Residential Zoning District as a Primary or Accessory use. Any accessory building greater than one thousand one (1,100) square feet in size shall be exempt from this provision.

SECTION 6: Off Street Parking:

There shall be at least two (2) parking spaces, but not more than four (4) parking spaces for each dwelling unit in this Residential Zoning District. All other off-street parking requirements for this

Residential Zoning District shall be in accordance with the provisions set forth in TITLE XXVII of this Zoning Ordinance, as amended from time to time.

SECTION 7: Parking and Storage of Certain Vehicles: (Amended May, 1996 No. 680)

Automotive vehicles or trailers of any kind of type without current license plates shall not be parked or stored on any residentially zoned of **Resort Zoned** property, other than in completely enclosed buildings.

