

TITLE IX—RESIDENTIAL TWO-FAMILY (RT) ZONING DISTRICT

SECTION 1: Intended Purposes:

The general character of this Residential Zoning District is to consist of two-family dwellings, set on medium sized building lots. This Residential Zoning District is intended to provide for the construction of duplexes or the conversion of single-family residences to two (2) family residences without allowing multi-family housing. This Residential Zoning District may, in some cases, be used as a transition zone between single family residential areas and more intense areas. In Residential Two-Family (RT) Zoning Districts, the following regulations shall apply:

SECTION 2: Use Regulations:

A 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 herein permitted uses and consistent with other provisions of the 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. Two-Family dwellings, as regulated herein;

H. 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.

I. Home Occupations as permitted and set forth in TITLE XX.

J. 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 Residential Zoning District shall be two (2) stories, not to exceed thirty (30) feet at the peak.

SECTION 4: Area, Width and Yard Regulations:

- A. **Minimum Lot Area and Width:** A lot area of not less than ten thousand (10,000) square feet and a lot width of not less than eighty (80) feet the building line shall be provided.
- 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 and the nearest line of the principal building on which the main entrance to said buildings exists. There shall be a front yard between the building line and the highway and street right-of-way lines as 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 highway, 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 System, 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 ten (10) feet and the aggregate width of both side yards on any lot shall not be less than twenty per cent (20%) of the width of the lot.
- D. **Rear Yard:** There shall be a rear yard of not less than twenty-five percent (25%) of the depth of the lot or thirty-five (35) feet, whichever is greater.
- E. **Building Coverage: (Amended April 10, 2007)** Not more than thirty-eight (38) percent of the area of the lot may be covered by building and /or structures.
- F. **Corner Lots: (Amended May, 1996 No. 680)** There shall be a side yard between the building line and the highway or street right-of-way lines as follows: refer to item B. **Front Yard**

SECTION 5: Building Size:

No building shall be erected for residential purposes having a foundation floor area of less than one thousand (1000) square feet for a single-family dwelling, and less than a total foundation floor area of nine hundred (900) square feet per unit for two-family dwellings, exclusive of basements, unenclosed porches, terraces, and garages.

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 or type without current license plates shall not be parked or stored on any residentially zoned or resort zoned property, other than in completely enclosed buildings.