

Residential District (R)

A. Purpose

This district is established to provide for single family residential lots.

B. Uses not requiring a Special Permit: Permanent single family dwellings and two family dwelling (duplexes).

C. All other uses require a special permit.

D. Accessory Uses:

Those clearly incidental to the use of the principal buildings within the district.

E. Development Requirements:

1. Minimum lot area: 6,350 square feet

Lots with less than 6,350 square feet may be allowed only by a Special Permit which must be granted by the Planning Commission in conformance with Procedures for Permits.

2. Minimum lot width at setback line: 50 feet

3. Setback requirements:

A. Front yard- 20 feet (6.1M)

B. Side yard- 10 feet (3.05M)

Unless residence on a corner lot faces the side yard, in which case a 10 foot setback is required.

C. Rear yard- 10 feet (3.05M)

D. A one story detached accessory building used as a tool and storage shed, provided the projected roof area does not exceed 120 square feet, may be built up to the side and rear property lines in Residential Districts. If a designated alley exists, larger utility buildings and vehicle garages may be built to the rear yard lot line provided the entry way does not open onto an alley. If vehicle garage door entry way opens onto an alley, any building must be set back a minimum of ten feet. No portion of any structure shall extend beyond any property line.

A permit is not required for playhouse or structures for similar uses provided the projected roof area of the structure does not exceed 50 square feet.

4. Maximum height is subject to fire protection capabilities.

5. Development must conform to uniform codes detailed in Engineering Design Standards.

F. A Site Plan is required by the Building Inspector in order to obtain a building permit.