

ARTICLE VI

SECTION 6.1

R-1 SINGLE FAMILY DWELLING DISTRICT

- 6.1.1. **R-1 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-1 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative or Use Permit. The R-1 District encompasses lands devoted to residential areas and closely related uses.
- 6.1.2. **USE REGULATIONS.** Within the R-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.
- A. **Permitted Uses.** Structures and land may be used for only the following purposes:
- 1 Single family dwelling
 - 2 Agriculture, general and specialized farming, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.
- B. **Accessory Uses.** A building or lot may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- 6.1.3. **DEVELOPMENT STANDARDS.**
- A. **Height Regulations.** No building shall exceed forty (40) feet in height.
- B. **Minimum Front Yard** -60 feet

C. **Minimum Side Yard**

-25 feet adjacent to interior line
-40 feet adjacent to street

D. **Minimum Rear Yard** - 50 feet

E. **Minimum Lot Area** - 2 acres

F. **Minimum Lot Width** - 200 feet

G. **Minimum Lot Frontage** -35 feet adjoining a street

H. **Minimum Heated Floor Area** –

1,800 square feet on ground level for less than two story

2,000 square feet for two story or more than two story with 1,200 square feet on ground floor

I. **Minimum Accessory Structure Requirements**

Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.1.4. **OTHER REGULATIONS.** All other applicable regulations must be satisfied prior to development under this zoning.

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SECTION 6.2

R-2 SINGLE FAMILY DWELLING DISTRICT

6.2.1. **R-2 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-2 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative or Use Permits. The R-2 District is intended to provide land areas devoted to very low density residential uses. The District also provides for closely related uses.

6.2.2. **USE REGULATIONS.** Within the R-2 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. **Permitted Uses.** Structures and land may be used for only the following purposes:

- 1 Single family dwelling
- 2 Agriculture, general and specialized farming, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

6.2.3. **DEVELOPMENT STANDARDS.**

A. **Height Regulations.** No building shall exceed forty (40) feet in height.

B. **Minimum Front Yard** -60 feet

C. **Minimum Side Yard**

-15 feet adjacent to interior line
-30 feet adjacent to street

D. **Minimum Rear Yard** - 40 feet

E. **Minimum Lot Area** - 1 acre

F. **Minimum Lot Width** - 150 feet

G. **Minimum Lot Frontage** -35 feet adjoining a street

H. **Minimum Heated Floor Area**

1,600 square feet on ground level for less than two story

1,800 square feet for two story or more than two story with 1,050 square feet on ground floor

I. **Minimum Accessory Structure Requirements**

Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.2.4. **OTHER REGULATIONS.** All other applicable regulations must be satisfied prior to development under this zoning district.

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SECTION 6.3

R-2A SINGLE FAMILY DWELLING DISTRICT

6.3.1. **R-2A DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-2A District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The R-2A District is intended to provide land areas devoted to low density residential uses. The District also provides for closely related uses.

6.3.2. **USE REGULATIONS.** Within the R-2A District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

A. **Permitted Uses.** Structures and land may be used for only the following purposes:

- 1 Single family dwelling
- 2 Agriculture, general and specialized farming, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

6.3.3. **DEVELOPMENT STANDARDS.**

A. **Height Regulations.** No building shall exceed forty (40) feet in height.

B. **Minimum Front Yard** -60 feet

C. **Minimum Side Yard**

-15 feet adjacent to interior line
-30 feet adjacent to street

D. **Minimum Rear Yard** - 40 feet

E. **Minimum Lot Area** - 27,000 square feet

F. **Minimum Lot Width** - 120 feet

G. **Minimum Lot Frontage** -35 feet adjoining a street

H. **Minimum Heated Floor Area**

1,700 square feet on ground level for less than two story

1,800 square feet for two story or more than two story with 1,050 square feet on ground floor

I. **Minimum Accessory Structure Requirements**

Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.3.4. **OTHER REGULATIONS**. All other applicable regulations must be satisfied prior to development under this zoning district.

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SECTION 6.4

R-3 SINGLE FAMILY DWELLING DISTRICT

- 6.4.1. **R-3 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-3 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The R-3 District is intended to provide land areas devoted to low density residential uses. The District also provides for closely related uses.
- 6.4.2. **USE REGULATIONS.** Within the R-3 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.
- A. **Permitted Uses.** Structures and land may be used for only the following purposes:
- 1 Single family dwelling
 - 2 Agriculture, general and specialized farming, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.
- B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- 6.4.3. **DEVELOPMENT STANDARDS.**
- A. **Height Regulations.** No building shall exceed forty (40) feet in height.
- B. **Minimum Front Yard** -50 feet

C. **Minimum Side Yard**

- 10 feet adjacent to interior line
- 20 feet adjacent to street

D. **Minimum Rear Yard** - 35 feet

E. **Minimum Lot Area** - 18,000 square feet

F. **Minimum Lot Width** - 100 feet

G. **Minimum Lot Frontage** -35 feet adjoining a street

H. **Minimum Heated Floor Area**

1,200 square feet on ground level for less than two story

1,320 square feet for two story or more than two story with 900 square feet on ground floor

I. **Minimum Accessory Structure Requirements**

Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.4.4. **OTHER REGULATIONS**. All other applicable regulations must be satisfied prior to development under this zoning district.

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SECTION 6.5

R-3A SINGLE FAMILY DWELLING DISTRICT

6.5.1. **R-3A DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-3A District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The R-3A District is intended to provide land areas devoted to low density residential uses. The District also provides for closely related uses.

6.5.2. **USE REGULATIONS.** Within the R-3A District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

A. **Permitted Uses.** Structures and land may be used for only the following purposes:

- 1 Single family dwelling
- 2 Agriculture, general and specialized farming, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

6.5.3. **DEVELOPMENT STANDARDS.**

A. **Height Regulations.** No building shall exceed forty (40) feet in height.

B. **Minimum Front Yard** -50 feet

- C. **Minimum Side Yard**
 - 10 feet adjacent to interior line
 - 20 feet adjacent to street
- D. **Minimum Rear Yard** - 35 feet
- E. **Minimum Lot Area** - 18,000 square feet
- F. **Minimum Lot Width** - 100 feet
- G. **Minimum Lot Frontage** -35 feet adjoining a street
- H. **Minimum Heated Floor Area**
 - 1,600 square feet on ground level for less than two story
 - 1,800 square feet for two story or more than two story with 1,050 square feet on ground floor
- I. **Minimum Accessory Structure Requirements**
 - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.5.4. **OTHER REGULATIONS**. All other applicable regulations must be satisfied prior to development under this zoning district.

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SECTION 6.6

R-4 SINGLE FAMILY DWELLING DISTRICT

- 6.6.1. **R-4 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-4 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The R-4 District is intended to provide land areas devoted to low density residential uses. The District also provides for closely related uses.
- 6.6.2. **USE REGULATIONS.** Within the R-4 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.
- A. **Permitted Uses.** Structures and land may be used for only the following purposes:
- 1 Single family dwelling
 - 2 Agriculture, general and specialized farming, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.
 - 3 Two family dwelling which complies with minimum lot area, yard and floor area requirements of the R-6, Two Family Dwelling District, and where 40 percent or more of the dwellings fronting on the same side of a street between two intersecting streets is occupied by either two family or multi-family dwellings.
- B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

6.6.3.

DEVELOPMENT STANDARDS.

- A. **Height Regulations.** No building shall exceed forty (40) feet in height.
- B. **Minimum Front Yard** -35 feet
- C. **Minimum Side Yard**
 - 7 feet adjacent to interior line
 - 20 feet adjacent to street
- D. **Minimum Rear Yard** - 25 feet
- E. **Minimum Lot Area** - 9,000 square feet
- F. **Minimum Lot Width** - 70 feet
- G. **Minimum Lot Frontage** -35 feet adjoining a street
- H. **Minimum Heated Floor Area**
 - 1,000 square feet on ground level for less than two story
 - 1,100 square feet for two story or more than two story with 800 square feet on ground floor
- I. **Minimum Accessory Structure Requirements**
 - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.6.4. **OTHER REGULATIONS** All other applicable regulations must be satisfied prior to development under this zoning district.

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SECTION 6.7

R-4A SINGLE FAMILY DWELLING DISTRICT

6.7.1. **R-4A DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-4A District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The R-4A District is intended to provide land areas devoted to low density residential uses. The District also provides for closely related uses.

6.7.2. **USE REGULATIONS.** Within the R-4A District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

A. **Permitted Uses.** Structures and land may be used for only the following purposes:

- 1 Single family dwelling
- 2 Agriculture, general and specialized farming including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and the principal dwelling may be used for a home occupation.

6.7.3. **DEVELOPMENT STANDARDS.**

A. **Height Regulations.** No building shall exceed forty (40) feet in height.

B. **Minimum Front Yard** -35 feet

C. **Minimum Side Yard**

-7 feet adjacent to interior line

-20 feet adjacent to street

D. **Minimum Rear Yard** - 25 feet

E. **Minimum Lot Area** - 12,000 square feet

F. **Minimum Lot Width** - 85 feet

G. **Minimum Lot Frontage** -35 feet adjoining a street

H. **Minimum Heated Floor Area**

1,200 square feet on ground level for less than two story

1,320 square feet for two story or more than two story with 900 square feet on ground floor

I. **Minimum Accessory Structure Requirements**

Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.7.4. **OTHER REGULATIONS.** All other applicable regulations must be satisfied prior to development under this zoning district.

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SECTION 6.8

R-5 SINGLE FAMILY DWELLING DISTRICT

- 6.8.1. **R-5 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-5 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The R-5 District is intended to provide land areas devoted to low density dwelling uses. Land areas zoned R-5 are further intended to provide a transition between medium and moderate density dwelling areas and higher density residential areas or nonresidential areas.
- 6.8.2. **USE REGULATIONS.** Within the R-5 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.
- A. **Permitted Uses.** Structures and land may be used for only the following purposes:
- 1 Single family dwelling
 - 2 Agriculture, general and specialized farming, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.
 - 3 Two family dwelling which complies with minimum lot area, yard and floor area requirements of the R-6 District, and where 40 percent or more of the dwellings fronting on the same side of a street between two intersecting streets is occupied by either two family or multi-family dwellings.
- B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

6.8.3. **DEVELOPMENT STANDARDS.**

- A. **Height Regulations.** No building shall exceed forty (40) feet in height.
- B. **Minimum Front Yard** -20 feet
- C. **Minimum Side Yard**
 - 5 feet adjacent to interior lot lines
 - 15 feet adjacent to street
- D. **Minimum Rear Yard** - 20 feet
- E. **Minimum Lot Area** - 7,500 square feet
- F. **Minimum Lot Width** - 60 feet
- G. **Minimum Lot Frontage** -35 feet adjoining a street
- H. **Minimum Heated Floor Area Per Unit** - 650 square feet
- I. **Minimum Accessory Structure Requirements**

Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

6.8.4. **OTHER REGULATIONS.** All other applicable regulations must be satisfied prior to development under this zoning district.

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SECTION 6.9

R-5A SINGLE FAMILY DWELLING DISTRICT

- 6.9.1. **R-5A DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the R-5A District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The R-5A District is intended to provide land areas devoted to medium density, single family dwellings. Land areas zoned R-5A are further intended to provide a transition between low and high density dwelling areas or between low density dwelling areas and nonresidential areas.
- 6.9.2. **USE REGULATIONS.** Within the R-5A District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.
- A. **Permitted Uses.** Structures and land may be used for only the following purpose:
1. Single family dwelling
- B. **Accessory Uses.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- 6.9.3. **DEVELOPMENT STANDARDS.**
- A. **Height Regulations.** No building shall exceed forty (40) feet in height.
- B. **Minimum Lot Area** - 4,000 square feet
- C. **Minimum Lot Width** - None unless specified in conditions
- D. **Minimum Lot Frontage** - 20 feet adjoining a street
- E. **Minimum Heated Floor Area Per Unit**

Single family - 850 square feet

F. **Minimum Perimeter Setback for the Entire R-5A Development**

-40 feet

G. **Minimum Interior Setbacks** -- No Orientation to Buildings

1 **Minimum Front Yard** - 20 feet

2. **Minimum Side Yard** - To place a building along an interior side lot line at between zero and 7 feet shall require an encroachment and maintenance easement allowing a minimum of 7 feet of access to such buildings. A minimum building separation of 14 feet shall be maintained.

-20 feet adjoining local streets

2 **Minimum Rear Yard** -20 feet

H. **Minimum Interior Building Separations.** All building separations shall be as specified by the Standard Building Code

I. **Minimum Accessory Structure Requirements.**

Accessory structures may be located in rear or side yards but shall not be located within a minimum rear yard except that detached garages may locate along a rear lot line at between zero and 7 feet with an encroachment and maintenance easement allowing a minimum of 7 feet of access to the garage.

6.9.4. **OTHER REGULATIONS.** All other applicable regulations must be satisfied prior to development under this zoning district.