

## ARTICLE II

## RESIDENTIAL ZONES R1 – R5

### Section 200 Purpose

**Residential R-1 Zone** - The purpose of this zone is to encourage development of lowest-density residential uses generally in areas with difficult topographic or soil conditions and without public water and sewer facilities. Its development should be in a manner that will preserve the rural open space character as well as the physical and environmental amenities of these areas. A limited number of other uses are permitted provided special conditions are met.

**Residential R-2 Zone** – The purpose of this zone is to encourage development of low-density residential uses generally in areas without public water and sewer facilities. Its development should be in a manner that will preserve the open space character as well as the physical and environmental amenities of these areas. A limited number of other uses are permitted, provided special conditions are met.

**Residential R-3 Zone** – The purpose of this zone is to provide for one-family dwellings on individual lots where public water supply and public sewage disposal facilities are generally present. A limited number of other uses are permitted provided special conditions are met.

**Residential R-4 Zone** - The purpose of this zone is to provide for moderate-density one-family dwellings on individual lots where public water supply and public sewage disposal facilities are generally present. A limited number of other uses are permitted provided special conditions are met.

**Residential R-5 Zone** - The purpose of this zone is to provide for higher density residential development on lots where public water supply and public sewage disposal facilities are generally present. A limited number of other uses are permitted provided special conditions are met.

### Section 210 Permitted Uses

Permitted uses in Residential Zones are listed in the Table 6.1. All other uses are prohibited. Special Permit uses are also subject to Site Plan Approval. Specific uses may be subject to the Basic Standards in Article V and Special Provisions in Article VI.

**Section 220 Area, Density and Dimensional Requirements**

<b>Table 2.1 Residential Area and Coverage Requirements</b>				
<b>Zone</b>	<b>Min. Lot Area<sup>d</sup></b>	<b>Min. Lot Width<sup>a</sup></b>	<b>Max. Building Coverage</b>	<b>Max. Total Impervious Coverage<sup>c</sup></b>
R-1	80,000 sq. ft.	200 ft.	15%	20%
R-2	40,000 sq. ft.	120 ft.	15%	20%
R-3	20,000 sq. ft.	100 ft.	20%	25%
R-4	10,000 sq. ft.	80 ft.	25%	30%
R-5 <sup>b e</sup>	6,000 sq. ft.	60 ft.	30%	35%

<sup>a</sup> Measured at the required front yard setback

<sup>b</sup> Each dwelling unit shall have a lot area of at least 3,000 sq. ft.

<sup>c</sup> Equals building coverage plus all other impervious coverage

<sup>d</sup> Lot area is that which is free from wetlands and/or steep slopes in excess of 20% grade (See example below)

<b>Table 2.2 Lot Area per Dwelling Unit</b>	
<b>Zone</b>	<b>Maximum Density</b>
R-1	1 du / 80,000sf
R-2	1 du / 40,000sf
R-3	1 du / 20,000sf
R-4	1 du / 10,000sf
R-5	1 du / 3,000sf <sup>a b</sup>

<sup>a</sup> Maximum of 3 dwelling units allowed per lot

<sup>b</sup> Minimum allowable lot size is 6,000 sq. ft.

<b>EXAMPLE: Lot Area Calculation</b>	
Total Land Area	80,000 sf
minus Wetlands	-10,000 sf
minus Slopes Exceeding 20% grade	-10,000 sf
<b>Lot Area</b>	<b>60,000 sf</b>
This lot would be a legal and conforming lot in an R-2 zone, but not an R-1.	

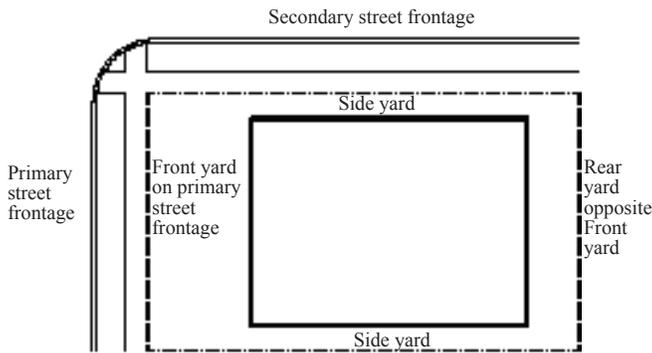
**Table 2.3 Residential Yard and Height Requirements for  
PRIMARY STRUCTURES**

Zone	Min. Front Yard from Street Line <sup>a b</sup>	Min. Front Yard from Centerline <sup>a c</sup>	Min. Side Yard	Min. Rear Yard	Max. Height
R-1	50 ft. <sup>a b</sup>	75 ft. <sup>a c</sup>	30 ft.	50 ft.	35 ft.
R-2	40 ft. <sup>a b</sup>	65 ft. <sup>a c</sup>	20 ft.	40 ft.	35 ft.
R-3	40 ft. <sup>a b</sup>	65 ft. <sup>a c</sup>	15 ft.	40 ft.	35 ft.
R-4	25 ft. <sup>a b</sup>	50 ft. <sup>a c</sup>	12 ft.	25 ft.	35 ft.
R-5	20 ft. <sup>a b</sup>	45 ft. <sup>a c</sup>	10 ft.	25 ft.	35 ft.

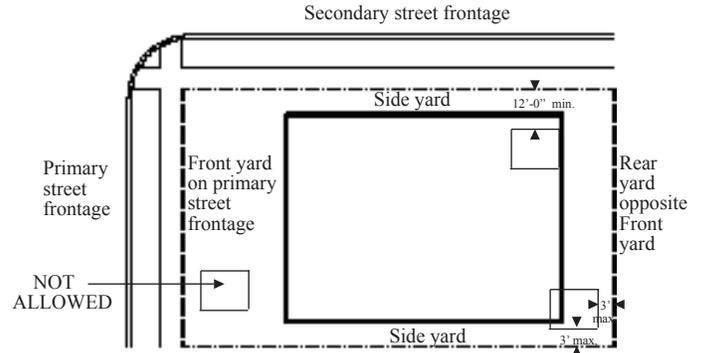
<sup>a</sup> On a corner lot, one front yard is required on the primary street frontage, and one side yard is required on the other yard adjacent to the secondary street. The yard opposite the designated front yard shall be the rear yard and the remaining yard a side yard. The front yard shall be as required by the applicable zone.

<sup>b</sup> Where street lines have been established.

<sup>c</sup> From center line of the right-of-way where street lines have not been established.



**Figure 2.1a Setback for Corner Lot**



**Figure 2.1b Setback for Corner Lot**

**Table 2.4 Residential Yard and Height Requirements for  
ACCESSORY STRUCTURES  
located within a rear yard setback<sup>a</sup>**

Zone	Min. Side Yard <sup>a</sup>	Min. Rear Yard	Max. Height
R-Zones	3 ft.	3 ft.	15 ft.

<sup>a</sup> No swimming pool, tennis court, or other recreational structure, including related improved areas, shall be permitted in any required side or front yard of any residential zone.

**Table 2.5 Residential Yard and Height Requirements for  
ACCESSORY STRUCTURES  
NOT located within a rear yard setback<sup>a</sup>**

Zone	Min. Side Yard <sup>a</sup>	Min. Rear Yard	Max. Height
R-Zones	12 ft. + the required building setback	Same as Primary Structure	15 ft.

<sup>a</sup> No swimming pool, tennis court, or other recreational structure, including related improved areas, shall be permitted in any required side or front yard of any residential zone.



