

Sec. 2-14. R-2.5, Single-Family Low-Medium Density Zoning District.

<p>A. PURPOSE: The purpose of the Single-Family Low-Medium Density (R-2.5) Zoning District is to protect and encourage the continued development of the residential single-family development that has occurred at relatively low densities.</p>																												
<p>B. DIMENSIONAL STANDARDS</p>																												
1. Density	2. Maximum Building Height	3. Maximum Building Coverage	4. Maximum Impervious Lot Coverage	5. Minimum Lot Size	6. Minimum Lot Width	7. Minimum Lot Depth	8. Minimum Perimeter	9. Setbacks																				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody																
4.98 units per acre	30'	35%	75%	8,750 SF	90'	None	None	30'	20'	8' total 20'	20'	30'																
C. PERMITTED USES			D. CONDITIONAL USES				E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS																		
<p>1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public</p>			<p>1. Adult Family Care Home 2. Family Day Care Home 3. Foster Home 4. Group Home 5. Parks and Recreation Facilities, Private 6. Parks and Recreation Facilities, Public 7. Public Facilities 8. Public Utilities 9. Telecommunication Tower or Antenna, Camouflaged 10. Water Survival Instruction 11. Wind Energy System</p>				<p>1. Bed and Breakfast Inn 2. Golf Course/Country Club 3. Historic Preservation Mixed Use 4. House of Worship 5. School, Private</p>			<p>All development must comply with setback requirements:</p> <p>1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>1-Story</th> <th>Split Level</th> <th>2-Story</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>1,500 SF</td> <td>1,800 SF</td> <td>2,100 SF</td> </tr> <tr> <td>B</td> <td>1,350 SF</td> <td>1,650 SF</td> <td>2,000 SF</td> </tr> <tr> <td>C</td> <td>1,150 SF</td> <td>1,400 SF</td> <td>1,750 SF</td> </tr> </tbody> </table>			Type	1-Story	Split Level	2-Story	A	1,500 SF	1,800 SF	2,100 SF	B	1,350 SF	1,650 SF	2,000 SF	C	1,150 SF	1,400 SF	1,750 SF
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<p>G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.</p>																												

(Ord. No. 2013-11, § 1, 2-5-2013; Ord. No. 2013-13, § 7, 2-5-2013)