

Section 21 – RPZ, R-15, R-30, R-45, R-60 zones (Residential)

21.00 Uses- in these zones are limited to Section 60.

21.01 Height- The maximum height of a structure shall not exceed three (3) stories or thirty-six (65) feet.

21.02 Minimum Lot Sizes for new lots and yards- Shall be in accordance with the following chart.

ZONE	LOT FRONTAGE	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD
RPZ	100*	15,000	25	10	30
R-15	100**	15,000	25	10	30
R-30	150**	30,000	40	15	30
R-45	200	45,000	50	20	30
R-60	200	60,000	50	20	30

*Modification of lot sizes and uses in the RPZ zones.

**See individual lot size variation under water and sewerage requirements.

21.03 LOT COVERAGE- The ground covered by the principal structure and its accessory buildings or structures shall not be greater than twenty-five (25) percent of the lot area.

21.04 OFF-STREET PARKING- See Code

Permitted Uses

- Single-Family Dwelling – detached (60.01.01)
- Two-Family Dwelling (RPZ Only) (60.01.02) on lots larger than 15,000 sqft.
- Farming (60.01.03)
- Residential Business (60.01.04)
- Assisted Elderly Housing (R-15 Only) (60.01.07) – with 500 feet of existing elderly housing & 11 units per acre
- Accessory Apartment (12.14)- Attached with interior doorway connecting to owner-occupied single-family dwelling, no larger than 800 sqft. Home and apartment shall have only one street number, common utilities, and common driveway.

Special Exception Uses

- Child Care Facilities (44.08.02) (60.02.02)
- Residential Conversion (RPZ Only) (60.02.03) – to a “different” number of units (44.08.22)
- Small Lot Residential (RPZ Only) (44.08.22) (60.02.10) – 1 & 2 family dwellings w/ less than 50 foot frontage
- Two-Family Dwelling (RPZ Only) (60.01.02) on lots greater than 5,000 but smaller than 15,000 sqft. (44.08.28)
- Public Utility Buildings (44.08.11) (60.02.11)
- Natural Resource Extraction (R-15, R-30, R-45, R-60) (44.08.10) (60.02.14)
- Adaptive Residential (60.02.15) – currently or recently occupied by non-conforming uses
- Adaptive Historic Preservation (44.08.26) (60.02.16)
- Cemeteries (R-15, R-30, R-45, R60) (44.04) (60.02.20)
- Churches (60.02.21) – parish house defined
- Monasteries (60.02.22)
- Educational Institutions (60.02.23)
- Group Homes (60.02.24)- pursuant to Section 16.07.05, shall not be within 2,500 feet of another and one parking space per adult resident.
- Outdoor Recreation (R-15, R-30, R-45, R60) (60.02.27) – defined, including golf courses
- Bed and Breakfast in RPZ (44.08.30) (RPZ) (60.02.30)
- Bus Stop Shelter (60.02.32)
- Veterinary Hospitals or Practice (RPZ Only) (44.08.34) (60.02.34)
- Leaf Composting Area (R-45, R-60) (44.08.37) (60.02.35)
- Office Adaptive Reuse (RPZ Only) (44.08.38) (60.02.36) – structure formerly used as a place of worship
- Farm Markets (RPZ, R-30, R-45, R-60) (60.02.38) – permanent year round
- Active Adult Housing (RPZ, R-15, R-30) (60.02.39)
- Elderly Housing (R-15 Only) – with 500 feet of existing elderly housing & 11 units per acre
- Rear Lot (R-45, R-60) (44.08.27)